



THE
A-TEAM

**RE/MAX
FIRST**

167 JW MANN Drive, Fort McMurray T9H 5G8

MLS® #: **A2202686**

Area: **Thickwood**

Listing Date: **03/14/25**

List Price: **\$494,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$5k, 26-Apr**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

2000

Lot Information

Finished Floor Area

Lot Sz Ar:

3,550 sqft

Lot Shape:

Abv Sqft:

1,438

Low Sqft:

Ttl Sqft:

1,438

DOM

56

Layout

Beds:

4 (4)

Baths:

2.5 (2 1)

Style:

2 Storey

Parking

Ttl Park:

4

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Back Yard,Front Yard,Landscaped,Private

Concrete Driveway,Double Garage Attached,Garage Door Opener,Garage Faces Front,Insulated

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Fireplace(s),Forced Air,Natural Gas**

Sewer:

Ext Feat: **Lighting,Private Yard**

Construction:

Vinyl Siding,Wood Frame

Flooring:

Ceramic Tile,Hardwood,Vinyl

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Electric Stove,Range Hood,Refrigerator,Washer/Dryer,Window Coverings

Int Feat:

Kitchen Island,No Smoking Home,Sump Pump(s),Vinyl Windows

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	18`4" x 18`4"
Kitchen	Main	36`8" x 33`11"
4pc Bathroom	Second	30`4" x 18`1"
Bedroom	Second	42`11" x 36`4"
Bedroom - Primary	Second	52`6" x 37`9"
Office	Basement	23`6" x 19`8"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dining Room	Main	36`8" x 25`8"
Furnace/Utility Room	Main	53`4" x 32`3"
Bedroom	Second	48`5" x 31`2"
Bedroom	Second	36`11" x 31`9"
3pc Bathroom	Basement	23`0" x 19`8"
Game Room	Basement	50`10" x 50`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0020445

Zoning:
R1S

Remarks

Pub Rmks:

HEATED GARAGE, 4-BEDS UP, HOT-TUB, PRIVATE YARD, CLOSE TO GOLF COURSE, FINISHED BASEMENT! Nestled in the heart of an outdoor enthusiast's paradise, this stunning home offers the perfect blend of adventure and comfort. Just minutes from a pristine golf course, endless ATV and hiking trails, a waterpark, and top-tier outdoor sports facilities, this location is second to none for those who love to explore and stay active. Inside, this spacious home boasts 4 bedrooms up, 2.5 baths, and a fantastic den, perfect for a home office or cozy retreat. The warmth of two gas fireplaces makes for a welcoming ambiance year-round, while the well-designed layout provides ample space for families of all sizes. Love to entertain? Step into your private backyard oasis, where a large entertainer's deck awaits, complete with a gazebo, hot tub, and plenty of room for gatherings with family and friends. Whether hosting summer BBQs or enjoying peaceful evenings under the stars, this space is built for making memories. Located close to schools, parks, and shopping, 167 JW Mann is not just a home; it's a lifestyle. Whether you're seeking adventure, relaxation, or the perfect family-friendly community, this home delivers it all. Don't miss out on this opportunity!

Inclusions:
Property Listed By:

Fridge, stove, hood fan, dishwasher, washer and dryer, window coverings, fridge in the basement, hot tub, gazebo, garage opener and remote
RE/MAX Connect

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (780) 804-4800







