



THE
A-TEAM

**RE/MAX
FIRST**

159 J.W. MANN Drive, Fort McMurray T9K1L5

MLS® #: **A2209177**

Area: **Wood Buffalo**

Listing Date: **04/05/25**

List Price: **\$430,000**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

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:

3,486 sqft

Lot Shape:

Abv Sqft:

994

Low Sqft:

Ttl Sqft:

994

DOM

97

Layout

Beds:

4 (2 2)

Baths:

3.0 (3 0)

Style:

Bi-Level

Parking

Ttl Park:

2

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

**Back Yard,Front Yard,Landscaped,Rectangular Lot
Double Garage Attached,Driveway**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **BBQ gas line,Lighting,Storage**

Construction:

Vinyl Siding,Wood Frame

Flooring:

Ceramic Tile,Laminate

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

See Remarks

Int Feat:

Bar,Laminate Counters,Open Floorplan,Pantry,See Remarks,Sump Pump(s)

Utilities:

Room Information

Room	Level	Dimensions
3pc Ensuite bath	Main	0`0" x 0`0"
4pc Bathroom	Main	0`0" x 0`0"
Kitchen	Main	9`0" x 8`0"
Living Room	Main	12`0" x 22`0"
Bedroom - Primary	Main	10`10" x 16`0"
Game Room	Basement	19`0" x 13`0"
Bedroom	Basement	12`0" x 9`8"

Room	Level	Dimensions
3pc Bathroom	Basement	0`0" x 0`0"
Bedroom	Main	8`9" x 9`2"
Dinette	Main	11`0" x 10`11"
Foyer	Main	7`8" x 8`0"
Bedroom	Basement	9`0" x 12`0"
Storage	Basement	9`0" x 17`0"

Title:
Fee Simple
Legal Desc:

Zoning:
R1S

0020445

Remarks

Pub Rmks:

159 J.W. Mann drive- Your fully developed home is situated on a landscape lot with an attached garage. Welcome home- as you enter you will be greeted with a large foyer and front closet leading to the main floor featuring an open concept floor plan. Your large living room has an floating electric fireplace, laminate flooring, and an abundance of natural lighting. It is opened to your large dinette area that provides access directly to your back deck overlooking your fully fenced landscape yard. You're beautiful kitchen features two toned cabinetry with laminated countertops, lots of cupboard and countertop space overlooking your back yard. The main floor also offers a large primary suite with two closets and a three-piece en suite. You will also find an oversize second bedroom and a full four piece main bathroom. In your fully developed basement you will find two more bedrooms, one of which offers a gas fireplace a massive recreational room with a bar area great for entertaining, laminate flooring, and oversized windows providing a bright welcoming space and a 3 piece bathroom. This home is a must see. Located close to shopping, walking trails, public, transportation, and busing, as well as a beautiful golf course.

Inclusions:
Property Listed By:

**Fridge, stove, microwave, dishwasher, window, coverings, garage, door, opener, one remote, washer, dryer
COLDWELL BANKER UNITED**

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









