



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**135 J.W. MANN Drive, Fort McMurray T9H 5G7**

MLS® #: **A2224486**

Area: **Wood Buffalo**

Listing Date: **05/28/25**

List Price: **\$489,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$10k, 20-Jun**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Fort McMurray**  
Year Built: **2000**

Finished Floor Area

Abv Sqft: **1,500**

Low Sqft:

Ttl Sqft: **1,500**

Lot Information

Lot Sz Ar: **3,715 sqft**

Lot Shape:

DOM

**42**

Layout

Beds: **3 (3 )**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Back Yard, Rectangular Lot**

Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Fireplace(s), Forced Air**  
Sewer:  
Ext Feat: **Fire Pit**

Construction: **Mixed**  
Flooring: **Carpet, Hardwood, Laminate, Vinyl**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Freezer, Microwave, Refrigerator, Stove(s), Washer/Dryer**  
Int Feat: **Ceiling Fan(s), French Door, Kitchen Island, No Animal Home, Storage, Walk-In Closet(s)**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Living Room</b>	<b>Main</b>	<b>10`3" x 18`2"</b>	<b>Living/Dining Room Combination</b>	<b>Main</b>	<b>10`4" x 20`3"</b>
<b>2pc Bathroom</b>	<b>Main</b>		<b>Laundry</b>	<b>Main</b>	
<b>Bedroom</b>	<b>Upper</b>	<b>15`11" x 11`7"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>9`6" x 15`5"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>20`11" x 12`0"</b>	<b>3pc Ensuite bath</b>	<b>Upper</b>	
<b>4pc Bathroom</b>	<b>Upper</b>		<b>Walk-In Closet</b>	<b>Upper</b>	
<b>Family Room</b>	<b>Basement</b>	<b>12`7" x 23`4"</b>			

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R1S**

**0020445**

Remarks

Pub Rmks: **Discover your new family sanctuary—priced to sell and move-in ready! Step inside to fresh paint throughout and gleaming hardwood floors that guide you through an open-concept main level. Cozy up by the gas fireplace or whip up dinner in the bright kitchen (all appliances replaced within the past five years!), then step outside through the new patio doors to your two-tier deck—complete with a natural-gas BBQ hookup—for effortless entertaining. A convenient two-piece powder room (new flooring) and main-floor laundry add everyday ease, next to the heated, attached double garage with handy man-door access. A new concrete walkway leads you straight to the front entrance—no more muddy shoes and extra parking space to boot! Upstairs, French doors open into an oversized primary bedroom (yes, big enough for a home-office nook!), featuring a dreamy walkthrough closet and a three-piece ensuite. You'll also find two more generous bedrooms—one oversized, one spacious—and a four-piece family bath finished with brand-new flooring. The fully finished basement is surprisingly versatile: there's a vast family room (with new flooring), abundant storage, existing rough-in plumbing ready for your custom bathroom, and even space to add a fourth bedroom if you'd like. Additional perks include: NEW SHINGLES + attic insulation (2016), Brand-new bathroom and basement FLOORING, ALL NEW APPLIANCES (with last 5 years)& MORE++ Sellers will provide Title Insurance in lieu of an RPR. Ready to see it in person? Call today for your private tour!**

Inclusions: **Shed in backyard.**

Property Listed By: **People 1st Realty**

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





















