



THE  
**A-TEAM**

**RE/MAX  
FIRST**

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

MLS®#: **A2230119**

Area: **Wood Buffalo**

Listing Date: **06/12/25**

List Price: **\$435,000**

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

Lot Sz Ar:

**3,714 sqft**

Lot Shape:

Finished Floor Area

Abv Sqft:

**1,039**

Low Sqft:

Ttl Sqft:

**1,039**

DOM

**3**

Layout

Beds:

**4 (2 2 )**

Baths:

**2.5 (2 1)**

Style:

**Bi-Level**

Parking

Ttl Park:

**4**

Garage Sz:

**2**

Access:

Lot Feat:

Park Feat:

**Gazebo,Level,No Neighbours Behind,Rectangular Lot  
Double Garage Attached**

Utilities and Features

Roof:

**Asphalt Shingle**

Heating:

**Forced Air,Natural Gas**

Sewer:

Ext Feat:

**Other**

Construction:

**Mixed**

Flooring:

**Carpet,Laminate,Vinyl Plank**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Dishwasher,Dryer,Electric Range,Microwave,Refrigerator,See Remarks,Washer**

Int Feat:

**Open Floorplan,See Remarks,Storage**

Utilities:

Room Information

Room

Level

Dimensions

Room

Level

Dimensions

Legal/Tax/Financial

Title:

**Fee Simple**

Legal Desc:

**0020445**

Zoning:

**R1S**

Remarks

Pub Rmks:

**Welcome to 127 J.W. Mann Drive - a beautifully maintained bi-level home with over 2,000 square feet of finished living space in the sought-after neighbourhood of Wood Buffalo. This home has that "just right" feeling for so many kinds of buyers—whether you're starting out, slowing down, or right-sizing your lifestyle. Step**

inside to find a bright and functional layout, complete with 4 bedrooms and 3 full bathrooms. The upper level features an inviting living room with electric fireplace, a large eat-in kitchen with brand new appliances, and direct access to your gorgeous two-tier deck (2023)—the perfect spot for quiet coffee mornings or evening BBQs. You'll love the fully fenced yard that backs onto the bus route with gated access—ideal for quick commuting or peace of mind with older kids. Downstairs, the finished basement offers serious flexibility—2 spacious bedrooms, a 4-piece bathroom added in 2017, a kitchenette with full-sized fridge and sink, and newer vinyl flooring (2016) under a tidy drop-tile ceiling. It's great for teens, guests, roommates, or even a bit of separation if you're sharing the space with extended family. Other highlights include a new roof in 2023, heated double attached garage, and unbeatable access to Fort McMurray's best outdoor recreation—golf course, walking trails, and even quadding paths right nearby. Whether you're a first-time buyer, a couple with older kids, or simply someone looking for a home with options—this one checks all the boxes. Come see it for yourself and imagine the life you could build here.

Inclusions:  
Property Listed By: Softtop Gazebo, x2 Refrigerator, Hot Plate, x2 Microwave  
People 1st Realty

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













