

# \$410,000 - 159 J.w. Mann Drive, Fort McMurray

MLS® #A2209177

**\$410,000**

4 Bedroom, 3.00 Bathroom, 994 sqft

Residential on 0.08 Acres

Wood Buffalo, Fort McMurray, Alberta

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. Youâ€™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.

Built in 2000

## Essential Information

MLS® #

A2209177



|                |             |
|----------------|-------------|
| Price          | \$410,000   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 994         |
| Acres          | 0.08        |
| Year Built     | 2000        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

### **Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 159 J.w. Mann Drive |
| Subdivision | Wood Buffalo        |
| City        | Fort McMurray       |
| County      | Wood Buffalo        |
| Province    | Alberta             |
| Postal Code | T9K1L5              |

### **Amenities**

|                |                                  |
|----------------|----------------------------------|
| Parking Spaces | 2                                |
| Parking        | Double Garage Attached, Driveway |
| # of Garages   | 2                                |

### **Interior**

|                   |                                                                           |
|-------------------|---------------------------------------------------------------------------|
| Interior Features | Pantry, Sump Pump(s), Bar, Laminate Counters, Open Floorplan, See Remarks |
| Appliances        | See Remarks                                                               |
| Heating           | Forced Air                                                                |
| Cooling           | None                                                                      |
| Fireplace         | Yes                                                                       |
| # of Fireplaces   | 2                                                                         |
| Fireplaces        | Electric, Gas, Bedroom, Living Room                                       |
| Has Basement      | Yes                                                                       |
| Basement          | Finished, Full                                                            |

### **Exterior**

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | BBQ gas line, Lighting, Storage |
|-------------------|---------------------------------|

|                 |                                                    |
|-----------------|----------------------------------------------------|
| Lot Description | Back Yard, Front Yard, Landscaped, Rectangular Lot |
| Roof            | Asphalt Shingle                                    |
| Construction    | Wood Frame, Vinyl Siding                           |
| Foundation      | Poured Concrete                                    |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 5th, 2025 |
| Days on Market | 186             |
| Zoning         | R1S             |

### **Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | COLDWELL BANKER UNITED |
|----------------|------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.