

\$555,000 - 164 Jw Mann Drive, Fort McMurray

MLS® #A2160322

\$555,000

5 Bedroom, 4.00 Bathroom, 1,899 sqft

Residential on 0.09 Acres

Wood Buffalo, Fort McMurray, Alberta

Check out this GREENSPACE GETAWAY in WOOD BUFFALO!!! 164 J.W Mann is a 1900sq/ft home which has been beautifully renovated. This 2 storey w/ attached garage and driveway boasts 5 bedrooms, & 3.5 baths. There are 4 up (Perfect for the growing family) and 1 down. The soaring ceilings and exposed stairwell accessorized with a new helix chandelier will be sure to catch your eye when you come through the door. The main floor showcases seamless luxury vinyl plank flooring throughout the open concept floor plan and large window/back door capturing loads of natural light. The Main floor kitchen, dining and living room flow nicely together incapsulating a perfect setting for family gatherings and entertaining. You can experience main floor laundry in a deisgnated laundry room enroute to the Double heated MAINTAINED garage. There is also a half bath on the main. Upstairs you will be pleased with 4....yes 4 BEDROOMS. (And, they aren't small.) The Primary is HUGE and comes with a 3 piece ensuite bathroom and walk-in closet. You'll find a view of the greenspace morning and night from your large Primary Window. The 3 additional bedrooms are also sizeable. There is another 4 piece bathroom on this level. The basement boasts a good size bedroom, 4 piece bath, and recreation room making the perfect retreat for anyone in the family for game night, the inlaws or guests. Let's not forget to take in the amazing backyard with extensive stone work, a designated fire pit



area, and 12x16 insulated and heated shed. This home is situated in a quiet mature neighbourhood tucked away in WOOD BUFFALO. Sellers attest to having the best neighbours and that you have 2 chances to catch the same bus . BONUS-You can take off out the back gate and enjoy the great outdoors!! It's literally right at your fingertips. Updates and Upgrades include: Exterior-2017-Siding, Shingles, and stone work. Luxury Vinyl plank throughout the Main and lower level, Main/Upper-Updated paint, Electric fireplace, stone work and wood work, New light fixtures, garage floor freshly painted, and the driveway was mudjacked. Garage heater is 3 years old, A/C updated in 2012. The home has been professionally cleaned including carpets and ready for new buyers. Gazebo and furnishings can be negotiated. This location is just up the hill from the Fort McMurray Golf Club, a 2 minute walk to a strip mall for shopping and spa. Daycares and schools are within close proximity along with a copious amount of trails, and sellers say you have the ability to leave right from your house on skidoo, quad, dirt bike.. etc. BOOK NOW!! This one is a show stopper!!

Built in 2001

Essential Information

MLS® #	A2160322
Price	\$555,000
Sold Price	\$545,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,899
Acres	0.09
Year Built	2001

Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	164 Jw Mann Drive
Subdivision	Wood Buffalo
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 4G7

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway

Interior

Interior Features	High Ceilings, Open Floorplan, Vinyl Windows, Ceiling Fan(s), Walk-In Closet(s)
Appliances	Dishwasher, Refrigerator, Washer/Dryer, Electric Stove, Microwave, Range Hood
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Backs on to Park/Green Space, Back Yard, City Lot, Low Maintenance Landscape, No Neighbours Behind, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame, Concrete
Foundation	Poured Concrete

Additional Information

Date Listed	August 24th, 2024
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Date Sold	November 8th, 2024
Days on Market	75
Zoning	R1S
HOA Fees	0.00

Listing Details

Listing Office PEOPLE 1st REALTY

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