

# \$425,000 - 127 J.w. Mann Drive, Fort McMurray

MLS® #A2230119

**\$425,000**

4 Bedroom, 3.00 Bathroom, 1,039 sqft

Residential on 0.09 Acres

Wood Buffalo, Fort McMurray, Alberta

Welcome to 127 J.W. Mann Drive â€” 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 â€œjust rightâ€• feeling for so many kinds of buyersâ€”whether youâ€™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)â€”the perfect spot for quiet coffee mornings or evening BBQs. Youâ€™ll love the fully fenced yard that backs onto the bus route with gated accessâ€”ideal for quick commuting or peace of mind with older kids.

Downstairs, the finished basement offers serious flexibilityâ€”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. Itâ€™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 McMurrayâ€™s best outdoor recreationâ€”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 optionsâ€”this one checks all the boxes. Come see it for yourself and imagine the life you could build here.

Built in 2000

**Essential Information**

MLS® #	A2230119
Price	\$425,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,039
Acres	0.09
Year Built	2000
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

**Community Information**

Address	127 J.w. Mann Drive
Subdivision	Wood Buffalo
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 5G7

**Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

**Interior**

Interior Features	Open Floorplan, See Remarks, Storage
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, See Remarks, Washer, Electric Range
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full, Suite

## Exterior

Exterior Features	Other
Lot Description	Level, Rectangular Lot, Gazebo, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

## Additional Information

Date Listed	June 12th, 2025
Days on Market	87
Zoning	R1S

## Listing Details

Listing Office	People 1st Realty
----------------	-------------------

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.