

# **\$324,900 - 17, 264 J.w. Mann Drive, Fort McMurray**

MLS® #A2237913

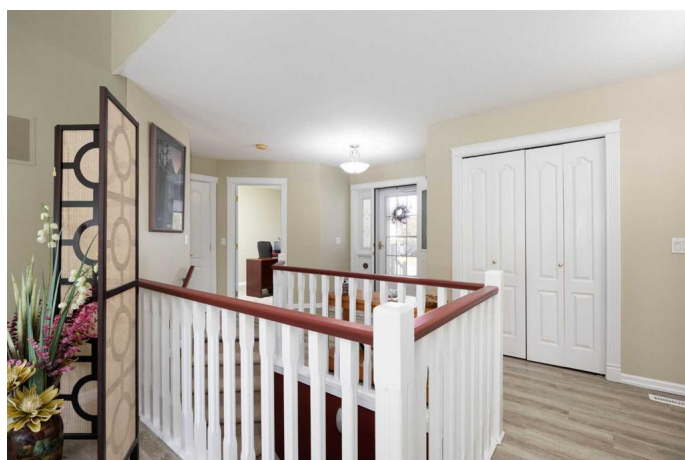
**\$324,900**

3 Bedroom, 3.00 Bathroom, 1,251 sqft

Residential on 57.63 Acres

Wood Buffalo, Fort McMurray, Alberta

Welcome to this beautifully well-kept fully developed bungalow in TRILOGY a desirable gated community. Offering comfort, space & convenience, this meticulously maintained home features a Double Attached Radiant Heated Garage featuring a Wash Sink. there is also Access to the home from the Garage. Inside you will find a Open Concept Main floor that blends Function & Style Boasting Newly Installed L.V.P. Flooring . Spacious Entry way open to a bright & Spacious living Room W/ Gas Fire Place & Boasting a Functional kitchen with a breakfast bar island W/ Sink , Corner Pantry W/ Wooden Shelves, Sunny Dinette area with Garden doors leading to a beautifully manicured back yard & deck area W/ Gas line for BBQ. this Beautiful Bungalow boasts Newly installed L.V.P. throughout main level . The spacious & Primary Bedroom offers a full ensuite & 2 Closets. while the Second Bedroom is Perfect for Guests or a Home Office. there is also a 3 pcs bathroom on Main Level with storage cabinets. Downstairs you will find a third generous sized Bedroom, Large Family room Boasting Wainscoting , a Second Gas Fire Place & pot lighting & Berber Carpet, there is also a Flex room / den . Large Laundry Room with Wash Sink . Large Storage area. Outside you will find a cozy deck with a Gas Line for a BBQ. Beautiful manicured lawn . this Private Gated Community is a hidden Gem , Centrally located to Bussing, Walking Trails , Golf Course & Shopping Amenities . Home comes



complete with Appliances, Central Air  
Conditioner, Central Vacuum, Garage door  
Opener. Call today for your personal viewing .

Built in 2001

### **Essential Information**

MLS® #	A2237913
Price	\$324,900
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,251
Acres	57.63
Year Built	2001
Type	Residential
Sub-Type	Row/Townhouse
Style	Side by Side, Bungalow
Status	Active

### **Community Information**

Address	17, 264 J.w. Mann Drive
Subdivision	Wood Buffalo
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H5J5

### **Amenities**

Amenities	Parking, Visitor Parking
Parking Spaces	4
Parking	Double Garage Attached, Driveway, Heated Garage, Garage Faces Front
# of Garages	2

### **Interior**

Interior Features	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Vaulted Ceiling(s), Vinyl Windows, Crown Molding
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Appliances	Central Air Conditioner, Dishwasher, Microwave Hood Fan, Refrigerator, See Remarks, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas, Radiant
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Living Room, Mantle
# of Stories	1
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	BBQ gas line
Lot Description	Back Yard, Front Yard, Landscaped, Lawn, Interior Lot
Roof	Asphalt Shingle
Construction	Brick, See Remarks, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 12th, 2025
Days on Market	6
Zoning	R2

## Listing Details

Listing Office	COLDWELL BANKER UNITED
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