

# \$489,900 - 135 J.w. Mann Drive, Fort McMurray

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MLS® #A2224486

**\$489,900**

3 Bedroom, 3.00 Bathroom, 1,500 sqft

Residential on 0.09 Acres

Wood Buffalo, Fort McMurray, Alberta

Discover your new family sanctuaryâ€”priced to sell and move-in ready! Step inside to fresh paint throughout and gleaming hardwood floors that guide you through an open-concept main level. Cozy up by the gas fireplace or whip up dinner in the bright kitchen (all appliances replaced within the past five years!), then step outside through the new patio doors to your two-tier deckâ€”complete with a natural-gas BBQ hookupâ€”for effortless entertaining.

A convenient two-piece powder room (new flooring) and main-floor laundry add everyday ease, next to the heated, attached double garage with handy man-door access. A new concrete walkway leads you straight to the front entranceâ€”no more muddy shoes and extra parking space to boot!

Upstairs, French doors open into an oversized primary bedroom (yes, big enough for a home-office nook!), featuring a dreamy walkthrough closet and a three-piece ensuite. Youâ€™ll also find two more generous bedroomsâ€”one oversized, one spaciousâ€”and a four-piece family bath finished with brand-new flooring.

The fully finished basement is surprisingly versatile: thereâ€™s a vast family room (with new flooring), abundant storage, existing rough-in plumbing ready for your custom bathroom, and even space to add a fourth



bedroom if youâ€™d like.

Additional perks include: NEW SHINGLES + attic insulation (2016), Brand-new bathroom and basement FLOORING, ALL NEW APPLIANCES (with last 5 years)& MORE++ Sellers will provide Title Insurance in lieu of an RPR. Ready to see it in person? Call today for your private tour!

Built in 2000

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2224486    |
| Price          | \$489,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,500       |
| Acres          | 0.09        |
| Year Built     | 2000        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 135 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 | Ceiling Fan(s), French Door, Walk-In Closet(s) |
| Appliances        | Dishwasher, Freezer, Microwave                 |
| Heating           | Fireplace(s), Forced Air                       |
| Cooling           | Central Air                                    |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Gas  |
| Has Basement      | Yes  |
| Basement          | Finished, Full                                 |



**Exterior**

|                   |                            |
|-------------------|----------------------------|
| Exterior Features | Fire Pit                   |
| Lot Description   | Back Yard, Rectangular Lot |
| Roof              | Asphalt Shingle            |
| Construction      | Mixed                      |
| Foundation        | Poured Concrete            |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 28th, 2025 |
| Days on Market | 41             |
| Zoning         | R1S            |

**Listing Details**

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

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