

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

MLS® #A2237913

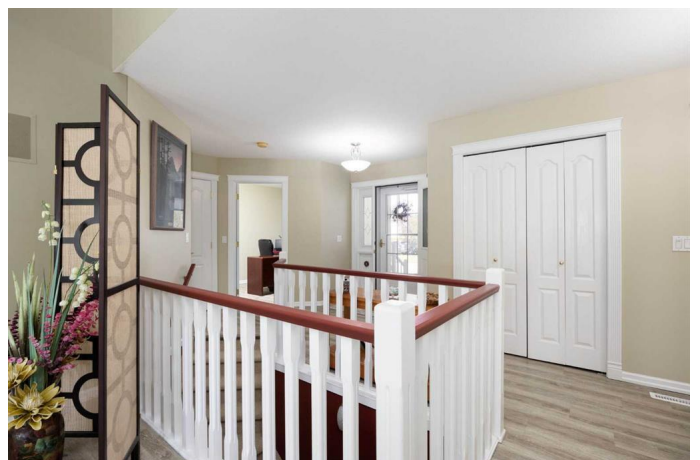
**\$324,900**

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          | Bungalow, Side by Side |
| 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, Garage Faces Front, Heated Garage |
| # of Garages   | 2                                                                   |

### Interior

|                   |                                                                                                                                                                           |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Ceiling Fan(s), Central Vacuum, Closet Organizers, Crown Molding, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Vaulted Ceiling(s), Vinyl Windows |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|                 |                                                                                                            |
|-----------------|------------------------------------------------------------------------------------------------------------|
| 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 | 21              |
| Zoning         | R2              |

## Listing Details

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

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