

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

---

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), Kitchen Island No Animal Home
Appliances	Dishwasher, Microwave, Ref
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	61
Zoning	R1S

**Listing Details**

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.