



GRASSROOTS
REALTY GROUP

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156 J.W. Mann Drive
Fort McMurray, Alberta

MLS # A2326345



\$529,999

Division:	Wood Buffalo		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,752 sq.ft.	Age:	2000 (26 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Front Drive		
Lot Size:	0.08 Acre		
Lot Feat:	Greenbelt, Landscaped, No Neighbours Behind, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1S
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Closet Organizers, Granite Counters, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome HOME to this exceptionally well-maintained 2-storey family home offering 3 bedrooms, 2.5 bathrooms, and no rear neighbors for added privacy. The bright, open-concept main floor is perfect for everyday living and entertaining, showcasing a beautiful blend of rich hardwood and ceramic tile flooring throughout the main living spaces and staircase. The renovated white kitchen features stainless steel appliances, corner pantry, granite countertops, ample cabinetry, and a seamless flow into the bright living and dining areas. Designed for comfortable everyday living, this home features convenient main floor laundry and central air conditioning to keep you cool during the warm summer months. Upstairs, you'll find three generously sized, carpeted bedrooms, offering warmth and comfort underfoot. The expansive primary suite offers a peaceful retreat, with ample space to create your own reading lounge or relaxation area. A large walk-in closet and private 3-piece ensuite complete this serene sanctuary. While two additional bedrooms and a full bathroom provide plenty of space for family or guests. The unfinished basement is roughed in for plumbing, providing an incredible opportunity to customize the space to suit your lifestyle. Whether you envision a spacious family room, home gym, additional bedroom, recreation room, or the ultimate entertainment space, the perfect blank canvas ready for your personal touch. Completing this move-in-ready home is a heated double attached garage, a double concrete driveway, and a fully fenced backyard —offering the privacy and peaceful setting you've been looking for. Whether you're entertaining, relaxing, or enjoying time with family, this outdoor space is yours to enjoy. Pride of ownership is evident throughout this beautifully maintained home. Ideally located close to walking trails, the golf course, and a variety of everyday

amenities, it offers the perfect balance of comfort, convenience, and lifestyle. Don't miss your opportunity to make this wonderful home your own—ready for quick possession!! Some peace of mind updates include: All exterior finishes shingles, siding, soffits, fascia, eaves (2017), New fridge (2016), stove (2019), microwave (2019), hot water tank (2023), and garburator (2024)