



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

21, 264 J W Mann
Fort McMurray, Alberta

MLS # A2228584



\$334,900

Division:	Wood Buffalo		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,181 sq.ft.	Age:	2001 (24 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Lawn		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 630
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters		

Inclusions: none

Step into luxury living with this remarkable three-bedroom condo nestled within a secure gated community. Boasting an abundance of living space, this residence offers the perfect blend of comfort and elegance. With a large master bedroom on the main floor as well as an additional bedroom and attached garage, this home checks all the boxes. Downstairs you will find another bedroom with a beautiful ensuite as well as a large living room and a flex room as well. With its serene surroundings and convenient location, this property offers an unparalleled opportunity for comfortable, stylish living. Don't miss the chance to call this gated community gem your own. Schedule a viewing today