



GRASSROOTS
REALTY GROUP

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**127 J.W. Mann Drive
Fort McMurray, Alberta**

MLS # A2230119



\$435,000

Division:	Wood Buffalo		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,039 sq.ft.	Age:	2000 (25 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Gazebo, Level, No Neighbours Behind, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Mixed	Zoning:	R1S
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, See Remarks, Storage		

Inclusions: Softtop Gazebo, x2 Refrigerator, Hot Plate, x2 Microwave

Welcome to 127 J.W. Mann Drive – a beautifully maintained bi-level home with over 2,000 square feet of finished living space in the sought-after neighbourhood of Wood Buffalo. This home has that “just right” feeling for so many kinds of buyers—whether you’re starting out, slowing down, or right-sizing your lifestyle. Step inside to find a bright and functional layout, complete with 4 bedrooms and 3 full bathrooms. The upper level features an inviting living room with electric fireplace, a large eat-in kitchen with brand new appliances, and direct access to your gorgeous two-tier deck (2023)—the perfect spot for quiet coffee mornings or evening BBQs. You’ll love the fully fenced yard that backs onto the bus route with gated access—ideal for quick commuting or peace of mind with older kids. Downstairs, the finished basement offers serious flexibility—2 spacious bedrooms, a 4-piece bathroom added in 2017, a kitchenette with full-sized fridge and sink, and newer vinyl flooring (2016) under a tidy drop-tile ceiling. It’s great for teens, guests, roommates, or even a bit of separation if you’re sharing the space with extended family. Other highlights include a new roof in 2023, heated double attached garage, and unbeatable access to Fort McMurray’s best outdoor recreation—golf course, walking trails, and even quadding paths right nearby. Whether you’re a first-time buyer, a couple with older kids, or simply someone looking for a home with options—this one checks all the boxes. Come see it for yourself and imagine the life you could build here.