



**GRASSROOTS**  
REALTY GROUP

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

167 JW Mann Drive  
Fort McMurray, Alberta

MLS # A2251588



**\$455,000**

|           |                                                                       |        |                   |
|-----------|-----------------------------------------------------------------------|--------|-------------------|
| Division: | Wood Buffalo                                                          |        |                   |
| Type:     | Residential/House                                                     |        |                   |
| Style:    | 2 Storey                                                              |        |                   |
| Size:     | 1,438 sq.ft.                                                          | Age:   | 2000 (25 yrs old) |
| Beds:     | 4                                                                     | Baths: | 2 full / 1 half   |
| Garage:   | Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage |        |                   |
| Lot Size: | 0.08 Acre                                                             |        |                   |
| Lot Feat: | Back Yard, Front Yard, Landscaped, Private                            |        |                   |

|             |                                                              |            |     |
|-------------|--------------------------------------------------------------|------------|-----|
| Heating:    | Fireplace(s), Forced Air, Natural Gas                        | Water:     | -   |
| Floors:     | Ceramic Tile, Hardwood, Vinyl                                | Sewer:     | -   |
| Roof:       | Asphalt Shingle                                              | Condo Fee: | -   |
| Basement:   | Finished, Full                                               | LLD:       | -   |
| Exterior:   | Vinyl Siding, Wood Frame                                     | Zoning:    | R1S |
| Foundation: | Poured Concrete                                              | Utilities: | -   |
| Features:   | Kitchen Island, No Smoking Home, Sump Pump(s), Vinyl Windows |            |     |

**Inclusions:** Fridge, stove, hood fan, dishwasher, washer and dryer, window coverings, fridge in the basement, hot tub, gazebo, garage opener and remote

HEATED GARAGE, 4-BEDS UP, HOT-TUB, PRIVATE YARD, CLOSE TO GOLF COURSE, FINISHED BASEMENT! Nestled in the heart of an outdoor enthusiast's paradise, this stunning home offers the perfect blend of adventure and comfort. Just minutes from a pristine golf course, endless ATV and hiking trails, a waterpark, and top-tier outdoor sports facilities, this location is second to none for those who love to explore and stay active. Inside, this spacious home boasts 4 bedrooms up, 2.5 baths, and a fantastic den, perfect for a home office or cozy retreat. The warmth of two gas fireplaces makes for a welcoming ambiance year-round, while the well-designed layout provides ample space for families of all sizes. Love to entertain? Step into your private backyard oasis, where a large entertainer's deck awaits, complete with a gazebo, hot tub, and plenty of room for gatherings with family and friends. Whether hosting summer BBQs or enjoying peaceful evenings under the stars, this space is built for making memories. Located close to schools, parks, and shopping, 167 JW Mann is not just a home; it's a lifestyle. Whether you're seeking adventure, relaxation, or the perfect family-friendly community, this home delivers it all. Don't miss out on this opportunity!