



GRASSROOTS
REALTY GROUP

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

MLS # A2278347



\$450,000

Division:	Wood Buffalo		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,500 sq.ft.	Age:	2000 (26 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Rectangular Lot		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Hardwood, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	R1S
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), French Door, Kitchen Island, No Animal Home, Storage, Walk-In Closet(s)		

Inclusions: Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, Garage Door Opener and Central Air

Discover your new family sanctuary—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 deck—complete with a natural-gas BBQ hookup—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 entrance—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. You’ll also find two more generous bedrooms—one oversized, one spacious—and a four-piece family bath finished with brand-new flooring. The fully finished basement is surprisingly versatile: there’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 you’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!