



**GRASSROOTS**  
REALTY GROUP

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

188 J.W. Mann Drive  
Fort McMurray, Alberta

MLS # A2152033



**\$669,000**

Division:	Wood Buffalo		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,958 sq.ft.	Age:	2024 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Greenbelt		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	R1S
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Quartz Counters		

Inclusions: n/a

Welcome to your dream home in the serene community of Wood Buffalo, Fort McMurray! This stunning 2-storey custom pre-construction home is your chance to design your perfect living space. Built by Montebello Homes, Fort McMurray's prestigious builder, this residence backs onto beautiful green space, offering you both luxury and tranquility.-Key Features:Personalized Design: Get in early to choose your own tile, flooring, siding colors, paint colors, and fixtures, making this home truly yours. - Open Concept Living: The main floor boasts an open concept design, perfect for entertaining and family gatherings.-Luxurious Master Ensuite: The master bedroom features an amazing ensuite with a soaker tub option, creating a private spa-like retreat.-Flexible Space: The upper level includes a bonus room that can be converted into a 4th bedroom to suit your needs.Don't miss this unique opportunity to build your dream home with Montebello Homes in one of Fort McMurray's most sought-after neighborhoods. Contact us today to learn more and secure your spot in this exclusive development!