



**GRASSROOTS**  
REALTY GROUP

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

**MLS # A2209177**



**\$410,000**

<b>Division:</b>	Wood Buffalo		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	994 sq.ft.	<b>Age:</b>	2000 (26 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Driveway		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Rectangular Lot		

**Heating:** Forced Air

**Floors:** Ceramic Tile, Laminate

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** Bar, Laminate Counters, Open Floorplan, Pantry, See Remarks, Sump Pump(s)

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R1S

**Utilities:** -

**Inclusions:** Fridge, stove, microwave, dishwasher, window, coverings, garage, door, opener, one remote, washer, dryer

159 J.W. Mann drive- Your fully developed home is situated on a landscaped lot with an attached garage. Welcome home- as you enter you will be greeted with a large foyer and front closet leading to the main floor featuring an open concept floor plan. Your large living room has a floating electric fireplace, laminate flooring, and an abundance of natural lighting. It is opened to your large dinette area that provides access directly to your back deck overlooking your fully fenced yard. A beautiful kitchen features two toned cabinetry with laminated countertops, plenty of cupboard and countertop space overlooking your back yard. The main floor also offers a large primary suite with two closets and a 3-piece en suite. You will also find an oversized second bedroom and a full four piece main bathroom. In your fully developed basement you will find two more bedrooms, one of which offers a gas fireplace, a massive rec room with a bar area great for entertaining, laminate flooring, and oversized windows providing a bright welcoming space and a 3-piece bathroom. This home is a must see. Located close to shopping, walking trails, public, transportation, and busing, as well as a beautiful golf course.