



GRASSROOTS
REALTY GROUP

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

MLS # A2209177



\$410,000

Division:	Wood Buffalo		
Type:	Residential/House		
Style:	Bi-Level		
Size:	994 sq.ft.	Age:	2000 (25 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1S
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Laminate Counters, Open Floorplan, Pantry, See Remarks, Sump Pump(s)		

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 landscape 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 an 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 landscape yard. You're beautiful kitchen features two toned cabinetry with laminated countertops, lots of cupboard and countertop space overlooking your back yard. The main floor also offers a large primary suite with two closets and a three-piece en suite. You will also find an oversize 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 recreational 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.