

127 J.W. Mann Drive  
Fort McMurray, Alberta

MLS # A2230119

**\$425,000**

<b>Division:</b>	Wood Buffalo		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,039 sq.ft.	<b>Age:</b>	2000 (25 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Gazebo, Level, No Neighbours Behind, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	R1S
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, See Remarks, Storage		

**Inclusions:** Softtop Gazebo, x2 Refrigerator, Hot Plate, x2 Microwave

Welcome to 127 J.W. Mann Drive &ndash; a beautifully maintained bi-level home with over 2,000 square feet of finished living space in the sought-after neighbourhood of Wood Buffalo. This home has that &ldquo;just right&rdquo; feeling for so many kinds of buyers&mdash;whether you&rsquo;re starting out, slowing down, or right-sizing your lifestyle. Step inside to find a bright and functional layout, complete with 4 bedrooms and 3 full bathrooms. The upper level features an inviting living room with electric fireplace, a large eat-in kitchen with brand new appliances, and direct access to your gorgeous two-tier deck (2023)&mdash;the perfect spot for quiet coffee mornings or evening BBQs. You&rsquo;ll love the fully fenced yard that backs onto the bus route with gated access&mdash;ideal for quick commuting or peace of mind with older kids. Downstairs, the finished basement offers serious flexibility&mdash;2 spacious bedrooms, a 4-piece bathroom added in 2017, a kitchenette with full-sized fridge and sink, and newer vinyl flooring (2016) under a tidy drop-tile ceiling. It&rsquo;s great for teens, guests, roommates, or even a bit of separation if you're sharing the space with extended family. Other highlights include a new roof in 2023, heated double attached garage, and unbeatable access to Fort McMurray&rsquo;s best outdoor recreation&mdash;golf course, walking trails, and even quadding paths right nearby. Whether you're a first-time buyer, a couple with older kids, or simply someone looking for a home with options&mdash;this one checks all the boxes. Come see it for yourself and imagine the life you could build here.