

\$474,900 - 167 Jw Mann Drive, Fort McMurray

MLS® #A2228601

\$474,900

4 Bedroom, 3.00 Bathroom, 1,438 sqft

Residential on 0.08 Acres

Wood Buffalo, Fort McMurray, Alberta

HEATED GARAGE, 4-BEDS UP, HOT-TUB, PRIVATE YARD, CLOSE TO GOLF COURSE, FINISHED BASEMENT! Nestled in the heart of an outdoor enthusiast's paradise, this stunning home offers the perfect blend of adventure and comfort. Just minutes from a pristine golf course, endless ATV and hiking trails, a waterpark, and top-tier outdoor sports facilities, this location is second to none for those who love to explore and stay active. Inside, this spacious home boasts 4 bedrooms up, 2.5 baths, and a fantastic den, perfect for a home office or cozy retreat. The warmth of two gas fireplaces makes for a welcoming ambiance year-round, while the well-designed layout provides ample space for families of all sizes. Love to entertain? Step into your private backyard oasis, where a large entertainer's deck awaits, complete with a gazebo, hot tub, and plenty of room for gatherings with family and friends. Whether hosting summer BBQs or enjoying peaceful evenings under the stars, this space is built for making memories. Located close to schools, parks, and shopping, 167 JW Mann is not just a home; it's a lifestyle. Whether you're seeking adventure, relaxation, or the perfect family-friendly community, this home delivers it all. Don't miss out on this opportunity!

Built in 2000

Essential Information



MLS® #	A2228601
Price	\$474,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,438
Acres	0.08
Year Built	2000
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	167 Jw Mann Drive
Subdivision	Wood Buffalo
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 5G8

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Garage Door Opener, Insulated, Concrete Driveway, Garage Faces Front
# of Garages	2

Interior

Interior Features	Kitchen Island, No Smoking Home, Sump Pump(s), Vinyl Windows
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Insert, Master Bedroom
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Lighting, Private Yard
Lot Description	Back Yard, Front Yard, Landscaped, Private
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 6th, 2025
Days on Market	63
Zoning	R1S

Listing Details

Listing Office	RE/MAX Connect
----------------	----------------

Data is supplied by Pillar 9â„¸ MLS® System. Pillar 9â„¸ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.