

# \$455,000 - 167 Jw Mann Drive, Fort McMurray

MLS® #A2251588

**\$455,000**

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® #         | A2251588    |
| Price          | \$455,000   |
| 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        | Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage Faces Front, Insulated |
| # of Garages   | 2                                                                                            |

### Interior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Smoking Home, Vinyl Windows, Sump Pump(s)                         |
| 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    | August 31st, 2025 |
| Days on Market | 67                |
| 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.