\$425,000 - 127 J.w. Mann Drive, Fort McMurray

MLS® #A2230119

\$425,000

4 Bedroom, 3.00 Bathroom, 1,039 sqft Residential on 0.09 Acres

Wood Buffalo, Fort McMurray, Alberta

Welcome to 127 J.W. Mann Drive – 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 "just right― feeling for so many kinds of buyers—whether you'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)â€"the perfect spot for quiet coffee mornings or evening BBQs. You'II love the fully fenced yard that backs onto the bus route with gated accessâ€"ideal for quick commuting or peace of mind with older kids.

Downstairs, the finished basement offers serious flexibilityâ€"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'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's best outdoor recreationâ€"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 optionsâ€"this one checks all the boxes. Come see it for yourself and imagine the life you could build here.

Built in 2000

Essential Information

MLS® # A2230119 Price \$425,000

Bedrooms 4
Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 1,039
Acres 0.09
Year Built 2000

Type Residential
Sub-Type Detached
Style Bi-Level
Status Active

Community Information

Address 127 J.w. Mann Drive

Subdivision Wood Buffalo
City Fort McMurray
County Wood Buffalo

Province Alberta
Postal Code T9H 5G7

Amenities

Parking Spaces 4

Parking Double Garage Attached

of Garages 2

Interior

Interior Features Open Floorplan, Storage, Se

Appliances Dishwasher, Dryer, Microwa

Electric Range

Heating Forced Air, Natural Gas

Cooling None

Fireplace Yes

of Fireplaces 1

Fireplaces Electric

Has Basement Yes

Basement Finished, Full, Suite

Exterior

Exterior Features Other

Lot Description Level, No Neighbours Behind

Roof Asphalt Shingle

Construction Mixed

Foundation Poured Concrete

Additional Information

Date Listed June 12th, 2025

Days on Market 131 Zoning R1S

Listing Details

Listing Office People 1st Realty

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