

# \$349,888 - 11, 264 J.w. Mann Drive, Fort McMurray

MLS® #A2255859

**\$349,888**

3 Bedroom, 3.00 Bathroom, 1,463 sqft  
Residential on 0.00 Acres

Wood Buffalo, Fort McMurray, Alberta

WELCOMING WOOD BUFFALO HOME PRICED TO SELL, BACKING THE GREENBELT, AND HAS ALL THE EXPENSIVE UPDATES COMPLETED, PLUS NO CARPET! UPDATED REZNOR 4500 BTU GARAGE HEATER (2019), RHEEM HOT WATER ON DEMAND (2019), HUMIDIFIER (2019), 2 TON AIR CONDITIONER (2020), 80,000 BTU FURNACE (2020), SUMP PUMP (2022), VINYL PLANK FLOORING TOP TO BOTTOM (2019), AND FRESH PAINT. To begin, on the exterior, you are in the secure gated community of Trilogy Estates in Wood Buffalo, and your home backs the greenbelt and offers direct access to the walking trails. In addition, you have an attached heated double car garage, front driveway with 2 car parking, a fully landscaped yard, and a rear deck with pergola, to sit and enjoy the greenbelt views and sunsets. Inside this spacious, fully developed bungalow with over 2700 sq ft of living space, you will enjoy the beauty of its modern look with its crisp white painted walls, Rustic oak vinyl plank flooring, and a great open concept living area with vaulted ceilings and a bank of windows at the back of the home, giving you tons of natural light and greenbelt views. The large foyer leads you to the great room featuring a center gas fireplace and mantle. The bright white kitchen cabinets are plentiful, and this kitchen space offers a large island, corner pantry, and stainless appliances. In addition, you have a large dining room with a built-in hutch, and garden



doors that lead to your yard. There are 2 generously sized bedrooms on the main level and 2 full baths. The primary bedroom features double French doors, a walk-in closet, and a full ensuite that features a newly installed Hytec3061 tub. This main level is complete with a main floor laundry room, mud room, and direct access from the garage to the home. The lower level offers a stunning family room and games room with wainscotting and a corner gas fireplace. Plus, a 3rd large bedroom, full bathroom, and an oversized den and storage area. This home is turnkey and move-in ready and offers a fantastic price for all its features and upgrades. This prime location in Wood Buffalo offers quick access to schools, Thickwood Golf Club, Bear and Buffalo restaurant, and site and city bus stops. Call today for your personal tour.

Built in 2001

**Essential Information**

MLS® #	A2255859
Price	\$349,888
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,463
Acres	0.00
Year Built	2001
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

**Community Information**

Address	11, 264 J.w. Mann Drive
Subdivision	Wood Buffalo
City	Fort McMurray

County	Wood Buffalo
Province	Alberta
Postal Code	T9H 5J5

### Amenities

Amenities	Other
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, See Remarks, Storage, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Living Room, Mantle
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Other
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, Fruit Trees/Shrub(s), Landscaped, Street Lighting, Greenbelt
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	September 11th, 2025
Days on Market	2
Zoning	R2

### Listing Details

Listing Office	COLDWELL BANKER UNITED
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