

# \$435,000 - 127 J.w. Mann Drive, Fort McMurray

MLS® #A2230119

**\$435,000**

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 â€” 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 â€œjust rightâ€ feeling for so many kinds of buyersâ€”whether youâ€™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. Youâ€™ll 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. Itâ€™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 McMurrayâ€™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	\$435,000
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, See Remarks, Storage
Appliances	Dishwasher, Dryer, Electric Range, Microwave, Refrigerator, See Remarks, Washer
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	Gazebo, Level, No Neighbours Behind, Rectangular Lot
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

## Additional Information

Date Listed	June 12th, 2025
Days on Market	6
Zoning	R1S

## Listing Details

Listing Office	People 1st Realty
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