



164 J.W. Mann Drive Fort McMurray Alberta

\$565,000

Check out this GREENSPACE GETAWAY in WOOD BUFFALO!!! 164 J.W Mann is a 1900sq/ft home which has been beautifully renovated. This 2 storey w/ attached garage and driveway boasts 5 bedrooms, & 3.5 baths. There are 4 up (Perfect for the growing family) and 1 down. The soaring ceilings and exposed stairwell accessorized with a new helix chandelier will be sure to catch your eye when you come through the door. The main floor showcases seamless luxury vinyl plank flooring throughout the open concept floor plan and large window/back door capturing loads of natural light. The Main floor kitchen, dining and living room flow nicely together incapsulating a perfect setting for family gatherings and entertaining. You can experience main floor laundry in a deisgnated laundry room enroute to the Double heated MAINTAINED garage. There is also a half bath on the main. Upstairs you will be pleased with 4....yes 4 BEDROOMS. (And, they aren't small.) The Primary is HUGE and comes with a 3 piece ensuite bathroom and walk-in closet. You'll find a view of the greenspace morning and night from your large Primary Window. The 3 additional bedrooms are also sizeable. There is another 4 piece bathroom on this level. The basement boasts a good size bedroom, 4 piece bath, and recreation room making the perfect retreat for anyone in the family for game night, the inlaws or guests. Let's not forget to take in the amazing backyard with extensive stone work, a designated fire pit area, and 12x16 insulated and heated shed. This home is situated in a quiet mature neighbourhood tucked away in WOOD BUFFALO. Sellers attest to having the best neighbours and that you have 2 chances to catch the same bus . BONUS-You can take off out the back gate and enjoy the great outdoors!! It's literally right at your fingertips. Updates and Upgrades include: Exterior-2017- Siding, Shingles, and stone work. Luxury Vi...

3pc Bathroom 5.00 Ft x 7.92 Ft

4pc Bathroom 5.08 Ft x 7.92 Ft

Bedroom 12.08 Ft x 15.17 Ft

Bedroom 10.08 Ft x 13.00 Ft

Bedroom 9.33 Ft x 11.42 Ft

Primary Bedroom 16.75 Ft x 15.17 Ft

Recreational, Games room 15.83 Ft x 14.75 Ft

4pc Bathroom 7.08 Ft x 5.00 Ft

2pc Bathroom 5.08 Ft x 5.58 Ft

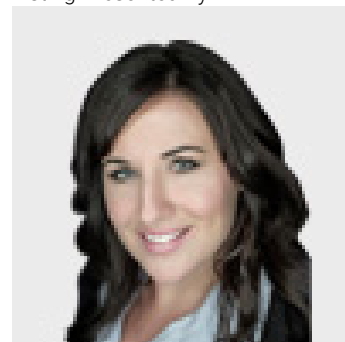
Dining room 7.50 Ft x 14.83 Ft

Kitchen 9.42 Ft x 14.83 Ft

Living room 12.33 Ft x 14.92 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by the BCNREB.

Listing Presented By:



Originally Listed by:
SELLER DIRECT NORTHERN
HOMES REALTY

RE/MAX

RE/MAX Fort McMurray

9919 Biggs Avenue , Fort
McMurray, AB,

Phone: 780-880-7173
jadenek@remax.net

