



264 J.W. Mann Drive Fort McMurray Alberta

\$374,900

GREENBELT UNIT IN GATED COMMUNITY WITH PUTTING GREEN! Stunning semi-detached fully developed bungalow will capture your attention and your heart the moment you walk through the front door. Open concept home with vaulted ceilings has been meticulously well kept and has undergone quality renovations over the years. The kitchen is a complete dream with TONS of uninterrupted Quartz countertop space, modern backsplash, contemporary white cabinetry and newer stainless steel appliance package. The dining room and living room give you the most calming views of the forested backyard. Throughout this main floor, there are warm wood floors and freshly painted neutral colors. The main floor master bedroom also faces the greenbelt and is spacious, with its own spa-like en-suite featuring a jetted tub and two closets.. Also located on this floor is an additional guest bedroom, 4pc main bath and laundry with Maytag washer & dryer. This fully finished home has a natural gas fireplace in both family areas, one located in the main floor living room and another in the basement family room. The downstairs in this home has an enormous amount of space for the whole family. An additional bedrooms full bath, home gym/flex room and SO MUCH storage. The list of features in this home is long and includes a heated double attached garage with cabinetry, hot/cold water w/sink & floor drains. Check out the large deck with gas line overlooking greenbelt and lovely manicured grounds, perfect for summer entertaining. Upgraded light fixtures, custom Hunter Douglas blinds with black out in master bedroom, central vacuum, 50 gallon hot water tank (approx. 2 years), newer furnace (2016), newer shingles (2017), some newer windows (2017) and central A/C. This secure, private, gated community is one of a kind with putting green and WELCOMES ALL AGES. Located in Wood Buffalo a quiet, well-manicured, and f...

Family room 18.83 Ft x 24.83 Ft

Bedroom 12.92 Ft x 12.58 Ft

3pc Bathroom 5.75 Ft x 8.25 Ft

Storage 14.33 Ft x 14.50 Ft

Primary Bedroom 12.00 Ft x 15.08 Ft

4pc Bathroom 7.83 Ft x 8.83 Ft

Living room 12.00 Ft x 17.17 Ft

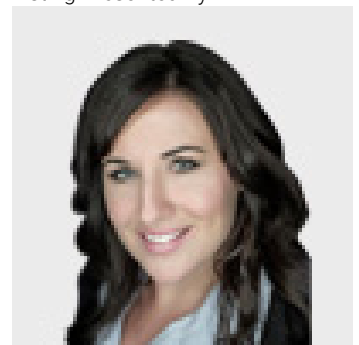
Kitchen 8.83 Ft x 13.75 Ft

Bedroom 10.25 Ft x 13.50 Ft

3pc Bathroom 6.42 Ft x 5.50 Ft

Dining room 10.50 Ft x 11.58 Ft

Listing Presented By:



Originally Listed by:
COLDWELL BANKER UNITED

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