



# 264 J.W. Mann Drive Fort McMurray Alberta

\$390,000

Great location, on greenspace (environmental reserve), in Fort McMurray's ONLY Gated Community which is No Longer Age Restricted! Pride of ownership shows throughout this beautiful semi-detached home, from the moment you walk through the door, from the gleaming hardwood floors to the freshly painted main floor! Open-concept, kitchen, dining room, and living room with gas fireplace. Walk through the dining room doors to the gazebo-covered deck with mosquito netting and privacy curtains, 2 natural gas hook-ups for BBQ, and a heater perfect for enjoying the view of the environmental reserve during Fort McMurray's long summer nights! The main floor boasts hardwood floors, with tile at the entrance. The mud room which leads to the attached heated double garage with floor drain features a large countertop with cupboards, a sink, and an additional closet. Two bedrooms and bathrooms on the main floor, the primary bedroom, has Hunter Douglas Blinds, a walk-in closet with double hanging throughout, and a jacuzzi tub/shower in the ensuite! The second bedroom can be used as an office or a bedroom whatever suits the new owners! Make your way downstairs to the fully finished basement with warm Berber carpet, another spacious bedroom, and a full bathroom! A spacious family room with a second gas fireplace and a stone-feature wall! If you are looking for a home with storage, this home has it, Martha Stewart would be proud! You can store all your seasonal decor, seasonal clothing, and all the bits! From double-hanging storage to a ton of shelves! The shingles and attic insulation were replaced in 2017, as well as the furnace, 50-gallon hot water tank, and stove in 2020! This home has a few more extras: reverse osmosis water purification, a water softener, an ultraviolet light air purification system, new windows in the front, and patio doors with mini blinds within the glass! The c...

3pc Bathroom 5.92 Ft x 10.00 Ft

Bedroom 12.33 Ft x 12.67 Ft

Recreational, Games room 24.75 Ft x 19.75 Ft

Laundry room 25.67 Ft x 23.00 Ft

Storage 11.33 Ft x 10.33 Ft

3pc Bathroom 7.25 Ft x 8.33 Ft

4pc Bathroom 8.17 Ft x 5.83 Ft

Bedroom 11.17 Ft x 12.00 Ft

Primary Bedroom 11.75 Ft x 16.67 Ft

Dining room 11.75 Ft x 9.08 Ft

Kitchen 11.75 Ft x 11.58 Ft

Other 8.92 Ft x 6.75 Ft

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

Listing Presented By:



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