

# **\$324,900 - 17, 264 J.w. Mann Drive, Fort McMurray**

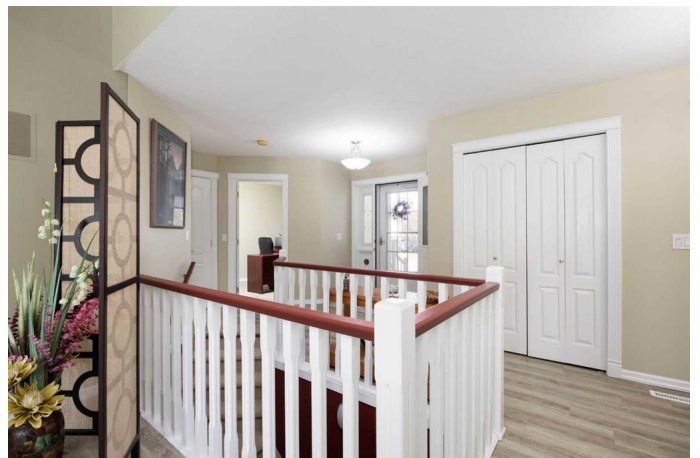
MLS® #A2237913

**\$324,900**

3 Bedroom, 3.00 Bathroom, 1,251 sqft  
Residential on 57.63 Acres

Wood Buffalo, Fort McMurray, Alberta

Welcome to this beautifully well-kept fully developed bungalow in TRILOGY a desirable gated community. Offering comfort, space & convenience, this meticulously maintained home features a Double Attached Radiant Heated Garage featuring a Wash Sink. there is also Access to the home from the Garage. Inside you will find a Open Concept Main floor that blends Function & Style Boasting Newly Installed L.V.P. Flooring . Spacious Entry way open to a bright & Spacious living Room W/ Gas Fire Place & Boasting a Functional kitchen with a breakfast bar island W/ Sink , Corner Pantry W/ Wooden Shelves, Sunny Dinette area with Garden doors leading to a beautifully manicured back yard & deck area W/ Gas line for BBQ. this Beautiful Bungalow boasts Newly installed L.V.P. throughout main level . The spacious & Primary Bedroom offers a full ensuite & 2 Closets. while the Second Bedroom is Perfect for Guests or a Home Office. there is also a 3 pcs bathroom on Main Level with storage cabinets. Downstairs you will find a third generous sized Bedroom, Large Family room Boasting Wainscoting , a Second Gas Fire Place & pot lighting & Berber Carpet, there is also a Flex room / den . Large Laundry Room with Wash Sink . Large Storage area. Outside you will find a cozy deck with a Gas Line for a BBQ. Beautiful manicured lawn . this Private Gated Community is a hidden Gem , Centrally located to Bussing, Walking Trails , Golf Course & Shopping Amenities . Home comes



complete with Appliances, Central Air  
Conditioner, Central Vacuum, Garage door  
Opener. Call today for your personal viewing .

Built in 2001

### **Essential Information**

MLS® #	A2237913
Price	\$324,900
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,251
Acres	57.63
Year Built	2001
Type	Residential
Sub-Type	Row/Townhouse
Style	Side by Side, Bungalow
Status	Active

### **Community Information**

Address	17, 264 J.w. Mann Drive
Subdivision	Wood Buffalo
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H5J5

### **Amenities**

Amenities	Parking, Visitor Parking
Parking Spaces	4
Parking	Double Garage Attached, Driveway, Heated Garage, Garage Faces Front
# of Garages	2

### **Interior**

Interior Features	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Vaulted Ceiling(s), Vinyl Windows, Crown Molding
-------------------	---

Appliances	Central Air Conditioner, Dishwasher, Microwave Hood Fan, Refrigerator, See Remarks, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas, Radiant
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Living Room, Mantle
# of Stories	1
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	BBQ gas line
Lot Description	Back Yard, Front Yard, Landscaped, Lawn, Interior Lot
Roof	Asphalt Shingle
Construction	Brick, See Remarks, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 12th, 2025
Days on Market	8
Zoning	R2

## Listing Details

Listing Office	COLDWELL BANKER UNITED
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.