

256 J.W. Mann Drive  
Fort McMurray, Alberta

MLS # A2231036



**\$595,000**

<b>Division:</b>	Wood Buffalo		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,520 sq.ft.	<b>Age:</b>	2001 (24 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Garden,		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R1S
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Built-in Features, Ceiling Fan(s), Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Stone Counters, Storage, Walk-In Closet(s)		
<b>Inclusions:</b>	n/a		

Welcome to 256 J.W. Mann Drive; Tucked into the sought-after Wood Buffalo community and backing onto peaceful greenbelt, this beautifully renovated two-storey home is ideally positioned near the golf course, schools, shopping, and convenient transportation routes. From the moment you step inside, you'll notice the warmth and detail—arched openings nod to a mid-century modern aesthetic, while new luxury vinyl plank floors and updated lighting create a fresh, modern feel throughout the main floor. The living room is framed with elegant wainscoting and flows into a fully redesigned kitchen, showcasing two-toned cabinetry, quartz countertops, classic stacked subway tile, stainless steel appliances, and a smart niche to tuck away your stand mixer. The stainless apron sink overlooks the backyard, and the powder room on the main has been upgraded with stylish fish scale tile, a new vanity, and designer lighting. Upstairs, the spacious primary retreat features hardwood flooring, rich cerulean blue walls, and shadow box wainscoting for added character. A private ensuite with a double shower and greenbelt views make it the perfect escape. Two additional bedrooms—one with a walk-in closet—and a full four-piece bathroom complete the upper level. The fully developed basement offers a cozy family room anchored by a gas fireplace with its own thermostat, a large fourth bedroom, and a beautifully updated bathroom with oversized subway tile, vertical shiplap, new vanity, lighting, and mirror. Additional highlights include new triple-pane windows on the top two floors, a newer hot water tank, and an attached, heated garage complete with built-in cabinetry and durable flooring—ideal for a workshop, gym, or hangout space. With every update thoughtfully chosen and the greenbelt just beyond your backyard, this home offers the space and

flexibility to suit a growing family or busy lifestyle. Whether you're hosting, relaxing, or simply enjoying your space, this one checks all the boxes. Come see what sets it apart - Schedule your tour today!