

# \$595,000 - 256 J.w. Mann Drive, Fort McMurray

MLS® #A2231036

**\$595,000**

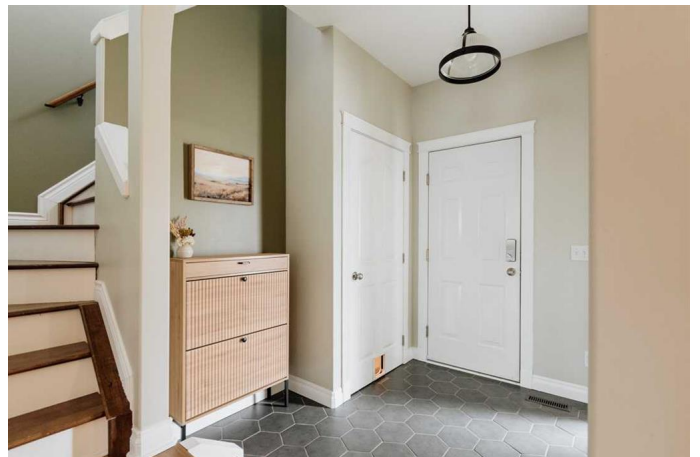
4 Bedroom, 4.00 Bathroom, 1,520 sqft  
Residential on 0.08 Acres

Wood Buffalo, Fort McMurray, Alberta

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!

Built in 2001

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2231036    |
| Price          | \$595,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,520       |
| Acres          | 0.08        |
| Year Built     | 2001        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### **Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 256 J.w. Mann Drive |
| Subdivision | Wood Buffalo        |
| City        | Fort McMurray       |
| County      | Wood Buffalo        |
| Province    | Alberta             |
| Postal Code | T9H 5G8             |

### **Amenities**

|                |  |
|----------------|--|
| Parking Spaces | 4  |
| Parking        | Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Heated Garage |
| # of Garages   | 2  |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | Bookcases, Built-in Features, Ceiling Fan(s), Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Stone Counters, Storage, Walk-In Closet(s) |
| Appliances        | Central Air Conditioner, Dishwasher, Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Water Softener, Window Coverings                          |
| Heating           | Forced Air   |
| Cooling           | Central Air  |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Gas  |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior Features | Fire Pit, Garden, Private Yard   |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Garden, Greenbelt, Lawn, Level, No Neighbours Behind, Street Lighting |
| Roof              | Asphalt Shingle  |
| Construction      | Vinyl Siding   |
| Foundation        | Poured Concrete  |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 13th, 2025 |
| Days on Market | 54              |
| Zoning         | R1S             |

## Listing Details

Listing Office            The Agency North Central Alberta

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