

**256 J.W. Mann Drive
Fort McMurray, Alberta**

MLS # A2231036



\$595,000

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

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