

# \$425,000 - 127 J.w. Mann Drive, Fort McMurray

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MLS® #A2230119

**\$425,000**

4 Bedroom, 3.00 Bathroom, 1,039 sqft  
Residential on 0.09 Acres

Wood Buffalo, Fort McMurray, Alberta

Welcome to 127 J.W. Mann Drive â€” a beautifully maintained bi-level home with over 2,000 square feet of finished living space in the sought-after neighbourhood of Wood Buffalo. This home has that â€œjust rightâ€• feeling for so many kinds of buyersâ€”whether youâ€™re starting out, slowing down, or right-sizing your lifestyle.

Step inside to find a bright and functional layout, complete with 4 bedrooms and 3 full bathrooms. The upper level features an inviting living room with electric fireplace, a large eat-in kitchen with brand new appliances, and direct access to your gorgeous two-tier deck (2023)â€”the perfect spot for quiet coffee mornings or evening BBQs. Youâ€™ll love the fully fenced yard that backs onto the bus route with gated accessâ€”ideal for quick commuting or peace of mind with older kids.

Downstairs, the finished basement offers serious flexibilityâ€”2 spacious bedrooms, a 4-piece bathroom added in 2017, a kitchenette with full-sized fridge and sink, and newer vinyl flooring (2016) under a tidy drop-tile ceiling. Itâ€™s great for teens, guests, roommates, or even a bit of separation if you're sharing the space with extended family.

Other highlights include a new roof in 2023, heated double attached garage, and unbeatable access to Fort McMurrayâ€™s best outdoor recreationâ€”golf course, walking



trails, and even quadding paths right nearby.

Whether you're a first-time buyer, a couple with older kids, or simply someone looking for a home with optionsâ€”this one checks all the boxes. Come see it for yourself and imagine the life you could build here.

Built in 2000

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2230119    |
| Price          | \$425,000   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,039       |
| Acres          | 0.09        |
| Year Built     | 2000        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

**Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 127 J.w. Mann Drive |
| Subdivision | Wood Buffalo        |
| City        | Fort McMurray       |
| County      | Wood Buffalo        |
| Province    | Alberta             |
| Postal Code | T9H 5G7             |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

**Interior**

|                   |                                                |
|-------------------|------------------------------------------------|
| Interior Features | Open Floorplan, Storage, Sec                   |
| Appliances        | Dishwasher, Dryer, Microwave<br>Electric Range |
| Heating           | Forced Air, Natural Gas                        |
| Cooling           | None                                           |
| Fireplace         | Yes                                            |
| # of Fireplaces   | 1                                              |
| Fireplaces        | Electric                                       |
| Has Basement      | Yes                                            |
| Basement          | Finished, Full, Suite                          |

## Exterior

|                   |                             |
|-------------------|-----------------------------|
| Exterior Features | Other                       |
| Lot Description   | Level, No Neighbours Behind |
| Roof              | Asphalt Shingle             |
| Construction      | Mixed                       |
| Foundation        | Poured Concrete             |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 12th, 2025 |
| Days on Market | 132             |
| Zoning         | R1S             |

## Listing Details

|                |                   |
|----------------|-------------------|
| Listing Office | People 1st Realty |
|----------------|-------------------|

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