

# \$669,000 - 188 J.w. Mann Drive, Fort McMurray

MLS® #A2152033

**\$669,000**

3 Bedroom, 3.00 Bathroom, 1,958 sqft  
Residential on 0.08 Acres

Wood Buffalo, Fort McMurray, Alberta

Welcome to your dream home in the serene community of Wood Buffalo, Fort McMurray! This stunning 2-storey custom pre-construction home is your chance to design your perfect living space. Built by Montebello Homes, Fort McMurray's prestigious builder, this residence backs onto beautiful green space, offering you both luxury and tranquility. -Key Features: Personalized Design: Get in early to choose your own tile, flooring, siding colors, paint colors, and fixtures, making this home truly yours. - Open Concept Living: The main floor boasts an open concept design, perfect for entertaining and family gatherings. - Luxurious Master Ensuite: The master bedroom features an amazing ensuite with a soaker tub option, creating a private spa-like retreat. - Flexible Space: The upper level includes a bonus room that can be converted into a 4th bedroom to suit your needs. Don't miss this unique opportunity to build your dream home with Montebello Homes in one of Fort McMurray's most sought-after neighborhoods. Contact us today to learn more and secure your spot in this exclusive development!



MAIN FLOOR

Built in 2024

## Essential Information

MLS® #                   A2152033  
Price                     \$669,000

Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,958
Acres	0.08
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	188 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	Quartz Counters, High Ceilings
Appliances	See Remarks
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Basement	None

### **Exterior**

Exterior Features	Private Yard
Lot Description	Greenbelt
Roof	Asphalt Shingle

Construction	Vinyl Siding, Concrete
Foundation	Poured Concrete

### **Additional Information**

Date Listed	August 1st, 2024
Days on Market	247
Zoning	R1S

### **Listing Details**

Listing Office	EXP REALTY
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