

# \$474,900 - 167 Jw Mann Drive, Fort McMurray

MLS® #A2202686

**\$474,900**

4 Bedroom, 3.00 Bathroom, 1,438 sqft

Residential on 0.08 Acres

Thickwood, Fort McMurray, Alberta

HEATED GARAGE, 4-BEDS UP, HOT-TUB, PRIVATE YARD, CLOSE TO GOLF COURSE, FINISHED BASEMENT! Nestled in the heart of an outdoor enthusiast's paradise, this stunning home offers the perfect blend of adventure and comfort. Just minutes from a pristine golf course, endless ATV and hiking trails, a waterpark, and top-tier outdoor sports facilities, this location is second to none for those who love to explore and stay active. Inside, this spacious home boasts 4 bedrooms up, 2.5 baths, and a fantastic den, perfect for a home office or cozy retreat. The warmth of two gas fireplaces makes for a welcoming ambiance year-round, while the well-designed layout provides ample space for families of all sizes. Love to entertain? Step into your private backyard oasis, where a large entertainer's deck awaits, complete with a gazebo, hot tub, and plenty of room for gatherings with family and friends. Whether hosting summer BBQs or enjoying peaceful evenings under the stars, this space is built for making memories. Located close to schools, parks, and shopping, 167 JW Mann is not just a home; it's a lifestyle. Whether you're seeking adventure, relaxation, or the perfect family-friendly community, this home delivers it all. Don't miss out on this opportunity!

Built in 2000

## Essential Information



MLS® #	A2202686
Price	\$474,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,438
Acres	0.08
Year Built	2000
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	167 Jw Mann Drive
Subdivision	Thickwood
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 5G8

### Amenities

Parking Spaces	4
Parking	Double Garage Attached, Garage Door Opener, Insulated, Concrete Driveway, Garage Faces Front
# of Garages	2

### Interior

Interior Features	Kitchen Island, No Smoking Home, Sump Pump(s), Vinyl Windows
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas, Fireplace(s)
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Family Room, Insert, Master Bedroom
Has Basement	Yes
Basement	Finished, Full

**Exterior**

Exterior Features	Lighting, Private Yard
Lot Description	Back Yard, Front Yard, Landscaped, Private
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	March 14th, 2025
Days on Market	63
Zoning	R1S

**Listing Details**

Listing Office	RE/MAX Connect
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