

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

MLS® #A2231036

**\$595,000**

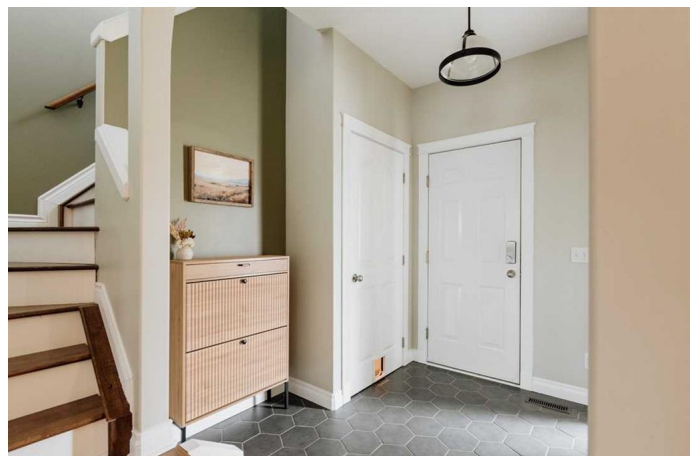
4 Bedroom, 4.00 Bathroom, 1,520 sqft  
Residential on 0.08 Acres

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, youâ€™ll notice the warmth and detailâ€”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 bedroomsâ€”one with a walk-in closetâ€”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	67
Zoning	R1S

**Listing Details**

Listing Office                    The Agency North Central Alberta

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.