

# \$348,000 - 21, 264 J W Mann, Fort McMurray

MLS® #A2196968

**\$348,000**

3 Bedroom, 3.00 Bathroom, 1,181 sqft  
Residential on 0.00 Acres

Wood Buffalo, Fort McMurray, Alberta

Step into luxury living with this remarkable three-bedroom condo nestled within a secure gated community. Boasting an abundance of living space, this residence offers the perfect blend of comfort and elegance. With a large master bedroom on the main floor as well as an additional bedroom and attached garage, this home checks all the boxes. Downstairs you will find another bedroom with a beautiful ensuite as well as a large living room and a flex room as well. With its serene surroundings and convenient location, this property offers an unparalleled opportunity for comfortable, stylish living. Don't miss the chance to call this gated community gem your own. Schedule a viewing today

Built in 2001

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2196968               |
| Price          | \$348,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,181                  |
| Acres          | 0.00                   |
| Year Built     | 2001                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | Bungalow, Side by Side |



|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 21, 264 J W Mann |
| Subdivision | Wood Buffalo     |
| City        | Fort McMurray    |
| County      | Wood Buffalo     |
| Province    | Alberta          |
| Postal Code | T9H 5K4          |

### Amenities

|                |                          |
|----------------|--------------------------|
| Amenities      | Parking, Visitor Parking |
| Parking Spaces | 2                        |
| Parking        | Double Garage Attached   |
| # of Garages   | 2                        |

### Interior

|                   |                                                             |
|-------------------|-------------------------------------------------------------|
| Interior Features | Laminate Counters                                           |
| Appliances        | Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer |
| Heating           | Forced Air, Natural Gas, Fireplace(s)                       |
| Cooling           | Central Air                                                 |
| Fireplace         | Yes                                                         |
| # of Fireplaces   | 1                                                           |
| Fireplaces        | Gas, Living Room                                            |
| Has Basement      | Yes                                                         |
| Basement          | Finished, Full                                              |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Other           |
| Lot Description   | Lawn            |
| Roof              | Asphalt Shingle |
| Construction      | Wood Frame      |
| Foundation        | Poured Concrete |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | February 24th, 2025 |
| Days on Market | 56                  |
| Zoning         | R2                  |
| HOA Fees Freq. | MON                 |

**Listing Details**

Listing Office                RE/MAX Connect

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