

# \$339,900 - 21, 264 J W Mann, Fort McMurray

MLS® #A2196968

**\$339,900**

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	\$339,900
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
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### 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	Microwave, Refrigerator, Stove(s), Dishwasher, Washer/Dryer
Heating	Forced Air, Fireplace(s), Natural Gas
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	59
Zoning	R2
HOA Fees Freq.	MON

**Listing Details**

Listing Office                RE/MAX Connect

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