



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**197 ROSS HAVEN Drive, Fort McMurray T9H 3P1**

MLS®#: **A2109870**

Area: **Thickwood**

Listing Date: **02/27/24**

List Price: **\$289,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$10k, 09-Apr**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Semi Detached (Half Duplex)**

Finished Floor Area

City/Town:

**Fort McMurray**

Abv Sqft:

**728**

Year Built:

**1974**

Low Sqft:

Ttl Sqft:

**728**

Lot Information

Lot Sz Ar:

**3,762 sqft**

Lot Shape:

DOM

**79**

Layout

Beds:

**3 (1 2 )**

Baths:

**2.0 (2 0)**

Style:

**Bi-Level,Side by Side**

Parking

Ttl Park:

**2**

Garage Sz:

Access:

Lot Feat:

Park Feat:

**Back Yard,Greenbelt,Landscaped Driveway,Off Street,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Storage**

Construction:

**Wood Frame**

Flooring:

**Hardwood,Laminate**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Central Air Conditioner,Microwave,Refrigerator,Stove(s),Washer/Dryer**

Int Feat:

**Closet Organizers,See Remarks**

Utilities:

Room Information

Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>11`9" x 15`9"</b>
<b>Kitchen</b>	<b>Main</b>	<b>8`7" x 10`3"</b>
<b>5pc Bathroom</b>	<b>Main</b>	<b>4`10" x 13`7"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>11`1" x 9`9"</b>
<b>4pc Bathroom</b>	<b>Basement</b>	<b>4`11" x 8`2"</b>

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>8`6" x 8`11"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>12`2" x 10`3"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>8`3" x 9`9"</b>
<b>Game Room</b>	<b>Basement</b>	<b>11`1" x 15`6"</b>
<b>Laundry</b>	<b>Basement</b>	<b>8`3" x 13`7"</b>

Legal/Tax/Financial

Title: <b>Fee Simple</b>	Zoning: <b>R2</b>	
Legal Desc: <b>4948TR</b>		Remarks
Pub Rmks:	<b>  PUBLIC OPEN HOUSE: SAT, APRIL 6TH 11:30AM-1:30PM  Welcome to your new home nestled in a serene greenbelt location, where tranquility meets affordability! Priced under \$300,000 and with no condo fees, this half duplex offers unparalleled value. Step inside to discover a beautifully renovated space boasting 3 bedrooms and 2 bathrooms. Enjoy the rustic chic ambiance with wood flooring, panel feature walls, and a custom-built eat-up bar in the dining room, perfect for entertaining guests. The white kitchen is a chef's dream, complete with updated counters, sink, stainless steel appliances, and a unique custom wall spice storage system. Relax in the spacious primary bedroom overlooking the backyard, featuring a wall-length closet for ample storage. The extended bathroom is a luxurious retreat, showcasing a deep tub and double vanity for your comfort and convenience. Downstairs, the fully finished basement offers even more living space with a large rec room, 2 additional bedrooms, and another fully updated bathroom. Laundry and storage space abound in the utility room, ensuring organization is effortless. The charm continues outside with a fenced landscaped lot, complete with an impressive storage shed for all your outdoor essentials. Front driveway parking adds convenience, while the proximity to a massive greenspace and trail access promises endless outdoor adventures. With the seller willing to leave all furniture, this turnkey property is ready to welcome you home. Don't miss your chance to make this oasis yours - schedule a showing today!</b>	
Inclusions: Property Listed By:	<b>fridge, stove, microwave, washer, dryer, basement fridge, freezer, central a/c, shed, ALL FURNISHINGS NEGOTIABLE COLDWELL BANKER UNITED</b>	

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (780) 804-4800













