



THE
A-TEAM

**RE/MAX
FIRST**

173 ROSS HAVEN Drive, Fort McMurray T9H 3P1

MLS® #: **A2124534**

Area: **Thickwood**

Listing Date: **04/19/24**

List Price: **\$484,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

1978

Lot Information

Lot Sz Ar:

6,600 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

1,754

Low Sqft:

Ttl Sqft:

1,754

DOM

29

Layout

Beds:

5 (4 1)

Baths:

3.0 (3 0)

Style:

Bungalow

Parking

Ttl Park:

4

Garage Sz:

Access:

Lot Feat:

Park Feat:

Back Yard,Backs on to Park/Green Space,Lawn,Landscaped

None,Off Street,RV Access/Parking

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **None**

Construction:

Stone,Wood Frame,Wood Siding

Flooring:

Carpet,Linoleum

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dryer,Microwave Hood Fan,Refrigerator,Stove(s),Washer,Washer/Dryer Stacked

Int Feat:

Central Vacuum,Open Floorplan,Pantry,See Remarks,Separate Entrance,Walk-In Closet(s)

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Bathroom	Main	0`0" x 0`0"	4pc Ensuite bath	Main	0`0" x 0`0"
4pc Bathroom	Basement		Living Room	Main	19`7" x 21`3"
Dining Room	Main	9`8" x 9`10"	Kitchen	Main	15`0" x 16`0"
Bedroom	Main	14`2" x 13`8"	Bedroom	Main	10`5" x 10`2"
Bedroom	Main	10`5" x 12`5"	Bedroom - Primary	Main	13`8" x 15`10"

Family Room Bedroom	Basement Basement	37`6" x 15`7" 12`0" x 16`9"	Den	Basement	17`3" x 12`4"
Legal/Tax/Financial					
Title:	Zoning:				
Fee Simple	R1				
Legal Desc:	Remarks				
4948TR					
Pub Rmks:	4 BEDROOMS UP! This beautiful 5 bedroom bungalow is perfect for families looking for a spacious home with plenty of room to make memories. With over 1700 sqft on each level, there is plenty of space to spread out and relax. The main level is perfect for entertaining, featuring a cozy fireplace and laminate flooring in the living room, a bright kitchen with white cabinetry, stainless steel appliances, and an eat-up bar. The hallway leads to 4 generously sized bedrooms, 4PC bathroom renovated in 2016, and a primary bedroom with a walk-in closet and another 4PC ensuite bathroom. The basement is full of charm and character, and it's where your family memories will be made. There is an undeveloped section at the bottom of the stairs that is perfect for those young hockey players and was used as a mini stick hockey arena for many years. The basement also features a 5th bedroom with its own 4PC ensuite bathroom, a family room with a long dry bar and TV sitting area with a wood stove, and the ultimate games room with a pool table that can convert to a ping pong table. Outside, there is a long driveway for all your parking needs, and the spacious backyard features room for a future garage (subject to RMWB approval), a playhouse, and 2 sheds. Located on one of the best streets in lower Thickwood across from the greenbelt, this home is away from the hustle and bustle but still close to 2 elementary schools and on a bus route for good snow removal. Bonuses include new shingles in 2015 and central vac. Core memories will be made here and your family will love this home!				
Inclusions:	Fridge, dishwasher, stove, OTR microwave, stackable washer/dryer, shed x2, all window coverings, washer, pool table/ping pong table and accessories, all furniture (neg), central vac & attachments				
Property Listed By:	RE/MAX FORT MCMURRAY				

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









