



THE
A-TEAM

**RE/MAX
FIRST**

185 ROSS HAVEN Drive, Fort McMurray T9H 3P1

MLS®#: **A2151794**

Area: **Thickwood**

Listing Date: **07/22/24**

List Price: **\$459,000**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**
Sub Type: **Fort McMurray**
City/Town: **Fort McMurray**
Year Built: **1978**
Lot Information
Lot Sz Ar: **6,600 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,359**
Low Sqft:
Ttl Sqft: **1,359**

DOM

56
Layout
Beds: **4 (4)**
Baths: **2.5 (2 1)**
Style: **4 Level Split**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

See Remarks

Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage Faces Front, Heated Garage, Insulated

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Floor Furnace, Natural Gas**
Sewer:
Ext Feat: **None**

Construction: **See Remarks**
Flooring: **Carpet, Tile, Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **See Remarks**
Int Feat: **See Remarks**
Utilities:

Room Information

Room	Level	Dimensions
2pc Ensuite bath	Second	0`0" x 0`0"
3pc Bathroom	Third	0`0" x 0`0"
Bedroom	Third	10`0" x 10`8"
Bedroom - Primary	Second	10`1" x 14`0"
Family Room	Third	23`11" x 17`11"
Living Room	Main	13`2" x 14`3"
Foyer	Main	13`3" x 4`2"

Room	Level	Dimensions
4pc Bathroom	Second	0`0" x 0`0"
Bedroom	Second	11`8" x 11`1"
Bedroom	Second	11`8" x 10`1"
Game Room	Basement	23`10" x 20`2"
Kitchen With Eating Area	Main	11`11" x 20`2"
Dining Room	Main	13`5" x 11`5"

