



THE
A-TEAM

**RE/MAX
FIRST**

197 ROSS HAVEN Drive, Fort McMurray T9H 3P1

MLS® #: **A2155051** Area: **Thickwood** Listing Date: **08/03/24** List Price: **\$289,900**
 Status: **Active** County: **Wood Buffalo** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Fort McMurray**
 Year Built: **1974**
Lot Information
 Lot Sz Ar: **3,762 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Yard,Greenbelt,Landscaped**
 Park Feat: **Driveway,Off Street,Parking Pad**

DOM

46
Layout
 Beds: **3 (1 2)**
 Baths: **2.0 (2 0)**
 Style: **Bi-Level,Side by Side**
Parking
 Ttl Park: **3**
 Garage Sz:

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	Room	Level	Dimensions
Living Room	Main	11`9" x 15`9"	Dining Room	Main	8`6" x 8`11"
Kitchen	Main	8`7" x 10`3"	Bedroom - Primary	Main	12`2" x 10`3"
5pc Bathroom	Main	4`10" x 13`7"	Bedroom	Basement	8`3" x 9`9"
Bedroom	Basement	11`1" x 9`9"	Game Room	Basement	11`1" x 15`6"
4pc Bathroom	Basement	4`11" x 8`2"	Laundry	Basement	8`3" x 13`7"

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **4948TR**

Zoning: **R2**

Remarks

Pub Rmks: **BRAND NEW SHINGLES! NO CONDO FEES! FENCED YARD! Amazing value with NO CONDO FEES and ACROSS FROM GREENSPACE, CENTRAL AIR CONDITIONING. Step inside to discover a beautifully renovated space boasting 3 bedrooms and 2 full updated bathrooms. Enjoy the rustic chic ambiance with real wood flooring, panel feature walls, and a custom-built eat-up bar in the dining room. With an updated white kitchen, complete with newercounters, 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 a large storage shed for all your outdoor essentials. TONS OF FRONT DRIVEWAY parking adds convenience, while the proximity to a massive greenspace and trail access promises endless outdoor adventures. Just jump on your bike and go explore the endless Birchwood Trails. With the seller willing to leave all furniture (included) this turnkey property is ready to welcome you home. List of OTHER IMPROVEMENTS OVER THE YEARS: VINYL WINDOWS. Seller is also replacing the balcony patio doors prior to closing.**

Inclusions: **fridge, stove, microwave, washer, dryer, basement fridge, freezer, central a/c, shed, all furnishings**

Property Listed By: **COLDWELL BANKER UNITED**

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