



THE
A-TEAM

**RE/MAX
FIRST**

273 ROSS HAVEN Drive, Fort McMurray T9H3P2

MLS® #: **A2157750** Area: **Thickwood** Listing Date: **08/15/24** List Price: **\$295,500**
 Status: **Pending** County: **Wood Buffalo** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)** Finished Floor Area
 City/Town: **Fort McMurray** Abv Sqft: **740**
 Year Built: **1974** Low Sqft:
Lot Information Ttl Sqft: **740**
 Lot Sz Ar: **4,948 sqft**
 Lot Shape:

DOM

34
Layout
 Beds: **3 (1 2)**
 Baths: **2.0 (2 0)**
 Style: **Bi-Level,Side by Side**

Parking

Ttl Park: **6**
 Garage Sz:

Access:

Lot Feat: **Back Lane,Landscaped,Private**
 Park Feat: **Additional Parking,Alley Access,Off Street,Oversized,Rear Drive,See Remarks**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Private Yard**

Construction:
See Remarks
 Flooring:
Laminate,Vinyl
 Water Source:
 Fnd/Bsmt:
Poured Concrete

Kitchen Appl: **Electric Stove,Refrigerator,Washer/Dryer**
 Int Feat: **Laminate Counters,No Animal Home,No Smoking Home,Open Floorplan,See Remarks,Storage,Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	5`0" x 7`11"	Bedroom - Primary	Main	14`11" x 10`5"
Dining Room	Main	8`5" x 9`2"	Kitchen	Main	8`7" x 10`2"
Living Room	Main	12`0" x 15`11"	Furnace/Utility Room	Lower	8`4" x 9`10"
4pc Bathroom	Lower	5`0" x 8`4"	Bedroom	Lower	8`4" x 9`10"
Bedroom	Lower	11`4" x 9`10"	Family Room	Lower	11`4" x 15`5"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

4948TR

Zoning:
R2

Remarks

Pub Rmks:

273 Ross Haven Drive! Renovated Thickwood duplex with newer Shingles, windows, siding, flooring, fridge & fresh paint and all sits on a 4900/sqft lot with lots of parking; rear alleyway access and room to build your dream garage! Features 3 bedrooms, 2 full baths, large living room with patio doors to the front deck, separate dining area and walkthrough kitchen. Lower level has a massive family room to hang out with the family in or make it your man cave/home gym; lots of options here. You also have sperate storage/laundry room and this duplex is ready for possession now! STOP paying rent now; interest rates are down and its a great time to buy!

Inclusions:

FRIDGE, STOVE WASHER, DRYER, WINDOW COVERINGS

Property Listed By:

COLDWELL BANKER UNITED

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