



THE  
**A-TEAM**

**RE/MAX  
FIRST**

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

MLS®#: **A2166178**

Area: **Thickwood**

Listing Date: **09/16/24**

List Price: **\$474,900**

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

**66**  
Layout  
Beds: **5 (4 1 )**  
Baths: **3.0 (3 0)**  
Style: **Bungalow**

Parking

Ttl Park: **4**  
Garage Sz:

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Lawn,Landscaped**  
Park Feat: **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

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

**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:  
**Fee Simple**  
Legal Desc:

**4948TR**

Zoning:  
**R1**

Remarks

Pub Rmks:

**SPACIOUS FAMILY LIVING! 4 BEDROOMS ON THE MAIN FLOOR! This impressive 5-bedroom expansive bungalow offers an incredible amount of space, making it the perfect home for a growing young family. With over 1700 sqft on each level, you'll never feel cramped—there's room for everyone to spread out and enjoy. The main floor is designed for family life and entertaining. Gather around the cozy fireplace in the living room with stylish laminate flooring or enjoy cooking in the bright, welcoming kitchen featuring white cabinetry, stainless steel appliances, and an eat-up bar. Down the hall, you'll find 4 large bedrooms, including a primary suite with a walk-in closet and a 4PC ensuite bathroom. A beautifully renovated 4PC bathroom (in 2016) completes this level. The basement is full of charm and character, and it's where your family memories will be made. It boasts a 5th bedroom with its own ensuite and a family room with a wood stove, a long dry bar, and a fun-filled games room complete with a pool table that converts to a ping-pong table. Plus, there's a bonus area perfect for young hockey enthusiasts, there is an undeveloped section of the basement that was used as a mini stick hockey arena for many years. Outside, the large backyard has plenty of room for future projects, including space for a garage (pending RMWB approval), a playhouse, and 2 sheds. The long driveway provides ample parking. 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. Key features: new shingles in 2015, central vac, and a layout that's ideal for making core family memories. This is the space you've been dreaming of—don't miss out on this family-perfect 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**

















