



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**361 ROSS HAVEN Drive, Fort McMurray T9H 3P2**

MLS® #: **A2187558**      Area: **Thickwood**      Listing Date: **01/14/25**      List Price: **\$230,000**  
 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: **4,133 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Back Lane,See Remarks**  
 Park Feat: **Parking Pad**

Finished Floor Area  
 Abv Sqft: **758**  
 Low Sqft:  
 Ttl Sqft: **758**

DOM

**6**  
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: **Balcony,Other**

Construction: **Stucco**  
 Flooring: **Laminate,Tile**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Refrigerator,Stove(s),Washer/Dryer**  
 Int Feat: **Breakfast Bar**  
 Utilities:

Room Information

Room	Level	Dimensions
<b>3pc Bathroom</b>	<b>Basement</b>	<b>5`0" x 9`3"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>11`3" x 9`11"</b>
<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>8`5" x 13`4"</b>
<b>Dining Room</b>	<b>Main</b>	<b>8`6" x 9`3"</b>
<b>Living Room</b>	<b>Main</b>	<b>11`10" x 16`0"</b>

Room	Level	Dimensions
<b>Bedroom</b>	<b>Basement</b>	<b>8`5" x 10`0"</b>
<b>Game Room</b>	<b>Basement</b>	<b>11`1" x 15`3"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>4`11" x 8`0"</b>
<b>Kitchen</b>	<b>Main</b>	<b>8`5" x 10`2"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>14`11" x 10`6"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**7521436**

Zoning:  
**R2**

Remarks

Pub Rmks: **This property is perfect for any savvy buyer - It's a perfect starter home or a perfect investment property at a list price that's speaks - "Let get SOLD". There are two bedrooms down and large rec/living room with bathroom and laundry room. Upstairs you will find the master bedroom, bathroom, kitchen, dining room, with a balcony off the living room! Get into this property before it's gone!**

Inclusions: **N/A**

Property Listed By: **People 1st Realty**

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





