



THE
A-TEAM

**RE/MAX
FIRST**

373 ROSS HAVEN Drive, Fort McMurray T9H 3P2

MLS®#: **A2188305** Area: **Thickwood** Listing Date: **01/17/25** List Price: **\$299,900**
 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: **3,894 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Yard,Standard Shaped Lot**
 Park Feat: **Parking Pad**

Finished Floor Area
 Abv Sqft: **728**
 Low Sqft:
 Ttl Sqft: **728**

DOM

36
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**
 Sewer:
 Ext Feat: **Balcony**
 Construction: **Stucco,Vinyl Siding,Wood Frame**
 Flooring: **Linoleum,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Microwave,Oven,Refrigerator,See Remarks,Stove(s),Washer**
 Int Feat: **See Remarks**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	14`8" x 10`3"	4pc Bathroom	Main	4`9" x 7`10"
Kitchen	Main	7`10" x 10`1"	Dining Room	Main	7`3" x 9`0"
Living Room	Main	12`10" x 16`2"	Bedroom	Basement	8`3" x 9`7"
Bedroom	Basement	11`5" x 9`10"	4pc Bathroom	Basement	4`9" x 8`1"
Furnace/Utility Room	Basement	8`3" x 13`3"	Game Room	Basement	11`4" x 15`3"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

7521436

Zoning:
R2

Remarks

Pub Rmks:

Welcome to 373 Ross Haven Drive: A charming, updated duplex in the heart of Thickwood, ready for immediate possession. As we step inside, you're immediately greeted by a bright, inviting space that has been thoughtfully updated throughout. Past the new front door, the living room here is spacious and flooded with natural light, creating a warm and welcoming atmosphere. From here, we move past the large dining room into the kitchen, which has been beautifully updated with newer appliances, refinished cabinets, new countertops, and a new farmhouse sink. As we head down the hallway, you'll find the primary bedroom—quiet and comfortable, with plenty of space for your furniture. There are two additional bedrooms on the lower level, each generous in size and perfect for kids, a home office, or guests. There are two full bathrooms, one up and one down, that have been well-maintained, offering plenty of storage and a clean, fresh look. Downstairs, you will also find a large storage room in addition to the utility room, which contains the brand-new, never-used washer and dryer. The updates continue throughout the home—fresh neutral paint was done in the summer of 2024, including the ceilings, giving everything a modern, crisp feel. The roof and siding have also been redone just 5 years ago. Stepping outside, the backyard is a great size; it is fully fenced and ready for summer BBQs, pets, or even a garden. There's a powered shed in the back, which is ideal for extra storage or a workshop. The rear parking pad comfortably fits three vehicles, making it easy to park family cars, guest vehicles, or even a camper. This home is not only move-in ready but also just a short walk from schools, bus stops, playgrounds, and shops—making it the perfect location for a busy family. Schedule your private viewing today!

Inclusions:
Property Listed By:

**Shed
The Agency North Central Alberta**

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









