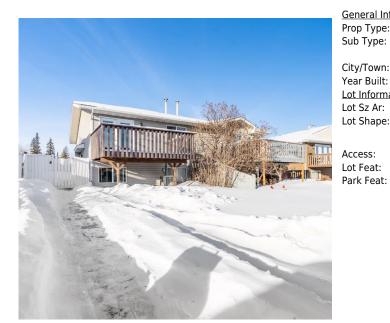


## 386 ROSS HAVEN Drive, Fort McMurray T9H3P4

MLS®#:	A2189551	Area:	Thickwood	Listing Date:	01/27/25	List Price: <b>\$295,000</b>
Status:	Pending	County:	Wood Buffalo	Change:	None	Association: Fort McMurray



neral Information	<u>1</u>			DOM	
р Туре:	Residential			9	
о Туре:	Semi Detached (H	alf		<u>Layout</u>	
	Duplex)	Finished Floor Ar	ea	Beds:	4 (13)
//Town:	Fort McMurray	Abv Sqft:	713	Baths:	2.0 (2 0)
r Built:	1975	Low Sqft:		Style:	Bi-Level,Side by Side
<b>Information</b>		Ttl Sqft:	713		
Sz Ar:	3,832 sqft			De dite	
Shape:	•			<u>Parking</u>	
Shupe.				Ttl Park:	2
				Garage Sz:	
ess:					
E	<b>D</b>			Construction to the test of te	

Back Lane,Backs on to Park/Green Space,Landscaped,Street Lighting Parking Pad

Utilities and Features

Roof: Heating: Sewer:	Asphalt Shingle Forced Air,Natural Gas		Construction: <b>Vinyl Siding</b> Flooring:				
Ext Feat:	Balcony,Private Yard		Carpet,Laminate Water Source: Fnd/Bsmt: Poured Concrete				
Kitchen Appl: Int Feat: Utilities:							
Room	Level	Dimensions	Room	Level	Dimensions		

Living Room Dining Room 4pc Ensuite bath Bedroom 4pc Bathroom	Main Main Main Lower Lower	11`11" x 16`1" 8`5" x 9`2" 4`11" x 8`1" 11`1" x 9`8" 4`11" x 8`7"	Kitchen Bedroom - Primary Bedroom Bedroom Laundry Legal/Tax/Financial	Main Main Lower Lower Lower	8`4" x 10`1" 14`10" x 10`3" 11`0" x 15`4" 8`3" x 9`8" 8`4" x 13`6"		
		7					
Title: Fee Simple		Zoning: <b>R2</b>					
Legal Desc:	7521436						
			Remarks				
Pub Rmks:	Charming Duplex in Lower Thickwood - Welcome to 386 Ross Haven Drive! Perfect blend of comfort and convenience. Updated duplex featuring an inviting open- concept main floor, natural light flows effortlessly throughout the space. This home has recently received a facelift, including fresh paint throughout, a brand-new kitchen countertop and sink, plus newer stainless steel appliances, including a fridge and stove. The offers a large penseula for preparing your meals & entertaining. The living space allows access to your front deck. The spacious primary bedroom on the main level boasts French doors, a walk-in closet, + a 4-piece ensuite. Step outside onto your brand-new balcony, the perfect place to enjoy your morning coffee or unwind after a long day. The lower level features 3 bedrooms, 3rd bedroom downstairs can be easily transformed into a family room to suit your needs. The laundry and utility room are conveniently tucked away for easy access and organization. Outside is a fully fenced rear yard, you also have a two-vehicle parking pad in the rear, a handy storage shed. + the comfort of central air conditioning to keep you cool. New Shingles, Eeaves, & downspouts in Sept. 2024! This move-in-ready home is located close to schools, parks, shopping, and all essential amenities. Don't miss out—call today to schedule your private tour!						
Inclusions:	Window Coverings, F	ridge, Stove, Microwave, Dishwash	er, Washer, Dryer, Air Conditioner,	Shed.			

Property Listed By: COLDWELL BANKER UNITED

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

