



THE
A-TEAM

**RE/MAX
FIRST**

386 ROSS HAVEN Drive, Fort McMurray T9H3P4

MLS®#: **A2189551** Area: **Thickwood** Listing Date: **01/27/25** List Price: **\$295,000**
 Status: **Pending** 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: **1975**

Lot Information

Lot Sz Ar: **3,832 sqft**
 Lot Shape:

Access:

Lot Feat: **Back Lane,Backs on to Park/Green Space,Landscaped,Street Lighting**
 Park Feat: **Parking Pad**

DOM

9

Layout

Beds: **4 (1 3)**
 Baths: **2.0 (2 0)**
 Style: **Bi-Level,Side by Side**

Parking

Ttl Park: **2**
 Garage Sz:

Utilities and Features

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

Construction: **Vinyl Siding**
 Flooring: **Carpet,Laminate**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **See Remarks**
 Int Feat: **Closet Organizers,Crown Molding,Open Floorplan,Pantry,Walk-In Closet(s)**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
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Living Room	Main	11`11" x 16`1"	Kitchen	Main	8`4" x 10`1"
Dining Room	Main	8`5" x 9`2"	Bedroom - Primary	Main	14`10" x 10`3"
4pc Ensuite bath	Main	4`11" x 8`1"	Bedroom	Lower	11`0" x 15`4"
Bedroom	Lower	11`1" x 9`8"	Bedroom	Lower	8`3" x 9`8"
4pc Bathroom	Lower	4`11" x 8`7"	Laundry	Lower	8`4" x 13`6"

Legal/Tax/Financial

Title:
Fee Simple
 Legal Desc: **7521436**

Zoning:
R2

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, Eaves, & 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, Fridge, Stove, Microwave, Dishwasher, 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







