



THE
A-TEAM

**RE/MAX
FIRST**

193 ROSS HAVEN Drive, Fort McMurray T9H 3P1

MLS® #: **A2206226**

Area: **Thickwood**

Listing Date: **03/29/25**

List Price: **\$289,888**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$3k, 24-May**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half Duplex)

Finished Floor Area

City/Town:

Fort McMurray

Abv Sqft:

755

Year Built:

1975

Low Sqft:

Ttl Sqft:

755

Lot Information

Lot Sz Ar:

3,938 sqft

Lot Shape:

DOM

112

Layout

Beds:

3 (1 2)

Baths:

2.0 (2 0)

Style:

**Attached-
Up/Down,Bi-Level**

Parking

Ttl Park:

3

Garage Sz:

1

Access:

Lot Feat:

Park Feat:

**Back Lane,Back Yard,Greenbelt
Driveway,Single Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Private Yard**

Construction:

Vinyl Siding

Flooring:

Carpet,Laminate

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Refrigerator,Stove(s),Washer/Dryer

Int Feat:

Laminate Counters,See Remarks,Walk-In Closet(s)

Utilities:

Room Information

Room

4pc Bathroom

**Bedroom - Primary
Bedroom**

Level

Main

Main

Basement

Dimensions

14`9" x 10`4"

11`0" x 10`0"

Room

4pc Bathroom

Bedroom

Level

Lower

Basement

Dimensions

8`4" x 10`0"

Legal/Tax/Financial

Title:

Fee Simple

Zoning:

R2

Legal Desc:

4948TR

Remarks

Pub Rmks:

FACING THE GREENBELT, AND LOCATED IN LOWER THICKWOOD, DETACHED GARAGE, FANTASTIC SIZE YARD, AND UPDATES THROUGHOUT! This bilevel style duplex offers a great space a main level with a large living room, dining room, and galley kitchen. The front of the home offers large windows and a sliding garden door to your front balcony, where you can take in the greenbelt views across the street. The main level continues a 4pc bathroom, and a large primary bedroom with a walk-in closet. The fully finished basement offers a large family room with large above-ground windows. You also have 2 bedrooms and a full bathroom on this lower level. In addition, there is a laundry room and storage area. On the exterior, you have a detached garage, a decent yard, fencing, and a front driveway for 3 vehicles. This picturesque location is located near schools, shopping, site, and city bus routes. The property is currently tenant occupied and will be available for possession on May 1st or later. Call for your personal tour today!

Inclusions:

Fridge, stove, dishwasher, washer, dryer, window coverings

Property Listed By:

COLDWELL BANKER UNITED

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







