



THE
A-TEAM

**RE/MAX
FIRST**

321 ROSS HAVEN Drive, Fort McMurray T9H3P2

MLS®#: **A2217058**

Area: **Thickwood**

Listing Date: **05/04/25**

List Price: **\$314,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$5k, 23-Jun**

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:

4,054 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

743

Low Sqft:

Ttl Sqft:

743

DOM

66

Layout

Beds:

4 (1 3)

Baths:

2.0 (2 0)

Style:

Attached-Side by Side,Bi-Level

Parking

Ttl Park:

2

Garage Sz:

Access:

Lot Feat:

Park Feat:

See Remarks

Off Street

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Floor Furnace**

Sewer:

Ext Feat: **Balcony**

Construction:

See Remarks

Flooring:

Laminate

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

See Remarks

Int Feat:

Open Floorplan

Utilities:

Room Information

Room

Level

Dimensions

Room

Level

Dimensions

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

7521436

Zoning:

R2

Remarks

Pub Rmks:

ARE YOU LOOKING FOR A GREAT STARTER HOME WITH POTENTIAL TO BUILD YOUR DREAM GARAGE? This 1+3 bedroom, 2 bath home sits in a fantastic neighborhood

of Thickwood close to schools, shopping and bus route. Surrounded with laminate flooring, galley kitchen , garden doors leading to a big deck off the front over looking the yard. The back yard is the PERFECT Size to build your DREAM GARAGE or hang out with the kids and pets or enjoy your favorite BBQ with family and friends. If you are looking for a turnkey move in ready property then look no further! CALL NOW TO VIEW.

Inclusions:
Property Listed By:

FRIDGE, STOVE, WASHER, DRYER
RE/MAX Connect

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









