



THE
A-TEAM

**RE/MAX
FIRST**

161 ROSS HAVEN Drive, Fort McMurray T9H 3P1

MLS® #: **A2239682**

Area: **Thickwood**

Listing Date: **07/15/25**

List Price: **\$489,000**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

1977

Lot Information

Lot Sz Ar:

6,600 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

1,145

Low Sqft:

Ttl Sqft:

1,145

DOM

1

Layout

Beds:

5 (3 2)

Baths:

2.0 (2 0)

Style:

Bi-Level

Parking

Ttl Park:

6

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Few Trees,Landscaped,Rectangular Lot

Additional Parking,Double Garage Detached,Driveway,Oversized

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Fireplace(s),Forced Air,Natural Gas**

Sewer:

Ext Feat: **Private Yard**

Construction:

Vinyl Siding

Flooring:

Ceramic Tile,See Remarks

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **See Remarks**

Int Feat: **Granite Counters,See Remarks,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>
			Legal/Tax/Financial		

Title:

Fee Simple

Legal Desc:

4948TR

Zoning:

R1

Remarks

Pub Rmks:

Welcome to 121 Ross Haven Drive in Thickwood, nestled in the peaceful lower part of this street, offering serene forest views right across from your doorstep. This fully renovated family home combines modern style with warm, inviting spaces — perfect for comfortable living and entertaining. Step inside to find a bright, open-concept main floor featuring stunning flooring, a spacious living room drenched in natural light, and a seamless flow into the dining area and gorgeous new kitchen. You'll love the granite countertops, gas stove, massive island, and sleek cabinetry — truly a chef's dream! The main level also offers three generously sized bedrooms and a beautifully renovated 5-piece bathroom complete with eye-catching stone flooring. Downstairs, enjoy the cozy family room with fireplace, three more large bedrooms, a spacious den/office, and a stylish 3-piece bathroom. With big windows throughout the lower level, you'll enjoy light-filled living in every corner of this home. Outside, a long driveway leads to a detached double garage, providing ample off-street and RV parking. The large fenced lot features mature trees, offering privacy and room for outdoor fun. Located just steps from shopping, schools, and the Birchwood Trails, this move-in ready home is a rare gem in a sought-after part of Thickwood. Don't miss out — CALL today to book your private showing!

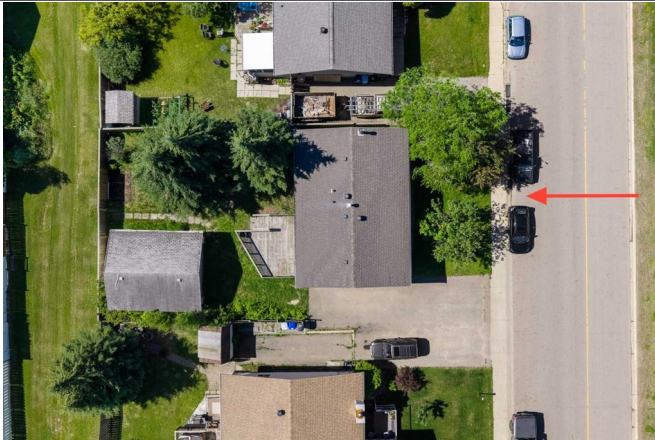
Inclusions:

Fridge, dishwasher, stove, microwave, hood fan, washer & dryer (all sold as is where is)

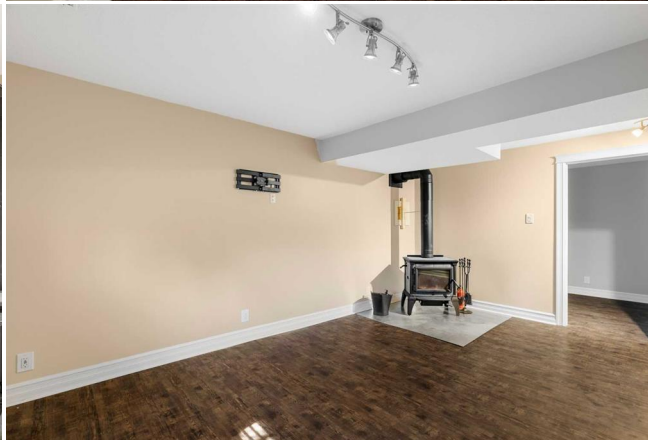
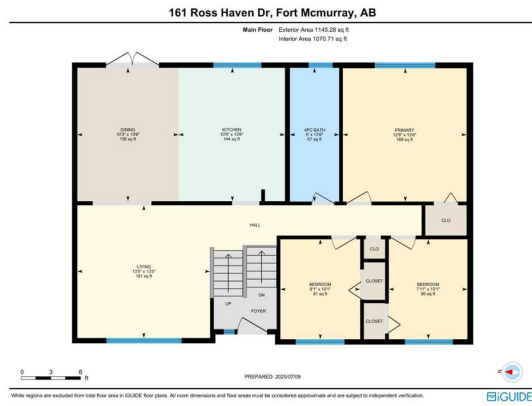
Property Listed By:

COLDWELL BANKER UNITED

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







161 Ross Haven Dr, Fort McMurray, AB

Basement (Below Grade) Exterior Area 1013.65 sq ft
Interior Area 941.38 sq ft



PREPARED: 2025/07/09

Other regions are included from this floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



