

# \$295,000 - 373 Ross Haven Drive, Fort McMurray

MLS® #A2188305

**\$295,000**

3 Bedroom, 2.00 Bathroom, 728 sqft  
Residential on 0.09 Acres

Thickwood, Fort McMurray, Alberta

Welcome to 373 Ross Haven Drive: A charming, updated duplex in the heart of Thickwood, ready for immediate possession. As we step inside, you're immediately greeted by a bright, inviting space that has been thoughtfully updated throughout. Past the new front door, the living room here is spacious and flooded with natural light, creating a warm and welcoming atmosphere. From here, we move past the large dining room into the kitchen, which has been beautifully updated with newer appliances, refinished cabinets, new countertops, and a new farmhouse sink. As we head down the hallway, you'll find the primary bedroom—quiet and comfortable, with plenty of space for your furniture. There are two additional bedrooms on the lower level, each generous in size and perfect for kids, a home office, or guests. There are two full bathrooms, one up and one down, that have been well-maintained, offering plenty of storage and a clean, fresh look. Downstairs, you will also find a large storage room in addition to the utility room, which contains the brand-new, never-used washer and dryer. The updates continue throughout the home—fresh neutral paint was done in the summer of 2024, including the ceilings, giving everything a modern, crisp feel. The roof and siding have also been redone just 5 years ago. Stepping outside, the backyard is a great size; it is fully fenced and ready for summer BBQs, pets, or even a garden. There's a powered shed in the back, which is ideal for extra storage or a



workshop. The rear parking pad comfortably fits three vehicles, making it easy to park family cars, guest vehicles, or even a camper. This home is not only move-in ready but also just a short walk from schools, bus stops, playgrounds, and shopsâ€”making it the perfect location for a busy family. Schedule your private viewing today!

Built in 1974

### Essential Information

MLS® #	A2188305
Price	\$295,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	728
Acres	0.09
Year Built	1974
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bi-Level
Status	Active

### Community Information

Address	373 Ross Haven Drive
Subdivision	Thickwood
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 3P2

### Amenities

Parking Spaces	3
Parking	Parking Pad

### Interior

Interior Features	See Remarks
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Appliances	Central Air Conditioner, Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer, Oven, See Remarks
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

## **Exterior**

Exterior Features	Balcony
Lot Description	Back Yard, Standard Shaped Lot
Roof	Asphalt Shingle
Construction	Stucco, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## **Additional Information**

Date Listed	January 17th, 2025
Days on Market	80
Zoning	R2

## **Listing Details**

Listing Office	The Agency North Central Alberta
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