



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**357 Ross Haven Drive
Fort McMurray, Alberta**

MLS # A2215756



\$334,900

Division:	Thickwood		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	735 sq.ft.	Age:	1974 (51 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, Gravel Driveway, Heated Garage, Oversized		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, City Lot, Front Yard, Interior Lot, Landscaped, Lawn, See Remarks		

Heating:	Forced Air
Floors:	Hardwood, Laminate, Tile, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Stucco, Wood Siding
Foundation:	Poured Concrete
Features:	Open Floorplan, Walk-In Closet(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R2
Utilities:	-

Inclusions: Garage Heater

Welcome to 357 Ross Haven Drive – a home that delivers functionality, style, and an OVERSIZED HEATED GARAGE. Situated in the heart of Thickwood, near schools, parks, walking trails, major amenities, and transportation; the location is desirable with plenty to offer. The main floor features a warm and open living space where the living room, dining area, and kitchen flow seamlessly together. The kitchen was tastefully upgraded just four years ago with bright, white, shaker-style cabinetry, newer countertops, and stainless steel appliances, creating a fresh and modern feel that’s perfect for entertaining or simply enjoying everyday life. The adjacent living room offers patio doors out to an expansive front deck -- a nice sanctuary for morning coffee or evening BBQ. The main level includes a 4-piece main bathroom that offers an updated white shaker vanity and a soaker tub/shower with tile surround. Completing the main level is the primary bedroom featuring a walk-in closet and a view of the fenced-in yard. Downstairs, the fully developed basement offers plenty of additional living space, including a large family room, two more bedrooms, a second 4-piece bathroom, and a practical laundry/utility room. The vinyl plank flooring installed five years ago adds durability and a clean aesthetic, while the layout provides flexibility for families, guests, or even a home office. For those who love sunshine and outdoor living, you’ll appreciate the south-facing backyard, which is fully fenced and enjoys sun exposure all day long—perfect for gardening, relaxing, or summer barbecues. And let’s not forget the showstopper: a 20’1" x 30’2" detached heated garage that offers incredible space for parking, hobbies, or storage. There’s also extra parking next to the garage, making this property ideal for households with multiple vehicles or recreational toys. With central air

conditioning to keep you cool in the summer, a new hot water tank installed just two years ago, and shingles on the home replaced eight years ago, this property has been well-maintained and thoughtfully updated throughout. It's move-in ready and offers unbeatable value in the Fort McMurray real estate market. Whether you're a first-time buyer, downsizer, or investor, 357 Ross Haven Drive is a home that blends practicality with comfort—and it's ready for you to make it your own.