



GRASSROOTS
REALTY GROUP

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

MLS # A2233914



\$324,500

Division:	Thickwood		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	748 sq.ft.	Age:	1974 (51 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street, Single Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Irregular Lot, Landscaped, Lawn,		

Heating:	Floor Furnace, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Stucco, Vinyl Siding, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Jetted Tub, Laminate Counters, No Animal Home, No Smoking Home, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: FRIDGE, STOVE, DISHWASHER, MICROWAVE, WASHER, DRYER, BASEMENT FRIDGE, GAZEBO, GARAGE FURNACE, FURNITURE NEGOTIABLE

WOW! This updated 4 bedroom, 2 full bathroom home is the perfect blend of comfort, functionality, and style. Whether you're a homeowner looking for versatile living space or someone needing a garage that goes beyond the basics—this property delivers! Step inside to find a bright, welcoming main level with bright living room, dining room and galley style renovated kitchen featuring a new fridge and vented microwave. Also located on this level in the primary bedroom with walk-in closet and 4 piece bathroom with jetted tub. As an added bonus, there is an additional door, giving additional quietness for shift workers. The basement is perfect for both family space and income potential and includes a 4 piece bathroom, 3 bedrooms and laundry room. Recent updates include new shingles and insulation (post-fire), freshly caulked and spray-foamed windows, vented bathrooms for added efficiency and comfort. The hot water tank was replaced in February 2025, offering peace of mind. The standout feature? A professionally permitted 14x18 garage, heated with gas, insulated, and equipped with its own electrical panel and a 9-foot overhead door—ideal for commercial use or serious hobbyists. A wood wall adds separation for workspace, and a newer high-efficiency furnace keeps it toasty all winter. Outside, in the fenced and landscaped yard, enjoy the stylish 1-year-old steel gazebo with both bug netting and privacy curtains, rated for snow load—perfect for entertaining year-round. Tucked away in Thickwood, this home has a view of the beautiful green space from your balcony and is close to all amenities.