



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

**MLS # A2282507**



**\$297,900**

<b>Division:</b>	Thickwood		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bi-Level		
<b>Size:</b>	860 sq.ft.	<b>Age:</b>	1977 (49 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Driveway, Off Street		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Views		

<b>Heating:</b>	Floor Furnace, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	See Remarks	<b>Zoning:</b>	R2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** fridge, stove, washer/dryer, microwave

**RENOVATED and MOVE IN READY!** This beautiful 3 bedroom, 2 full bathroom semi detached duplex is the PERFECT Find! Nestled across from the greenbelt in lower Thickwood within walking distance to schools, shopping, bus route and all amenities. Thickwood is a mature neighborhood with Birchwood Trails all around, YMCA, bike and walking trails and so much more! You are gonna love this area. Inside you will find beautiful white kitchen, freshly painted throughout, luxury vinyl plank flooring -- two renovated full bathrooms! Off the primary bedroom is a garden door leading to a balcony style covered deck overlooking your big back yard. There is a huge shed on the property for storage. Amazing opportunity knocks! Answer the door! Call now to view!