

# \$399,900 - 189 Ross Haven Drive, Fort McMurray

MLS® #A2263560

**\$399,900**

4 Bedroom, 3.00 Bathroom, 1,251 sqft

Residential on 0.15 Acres

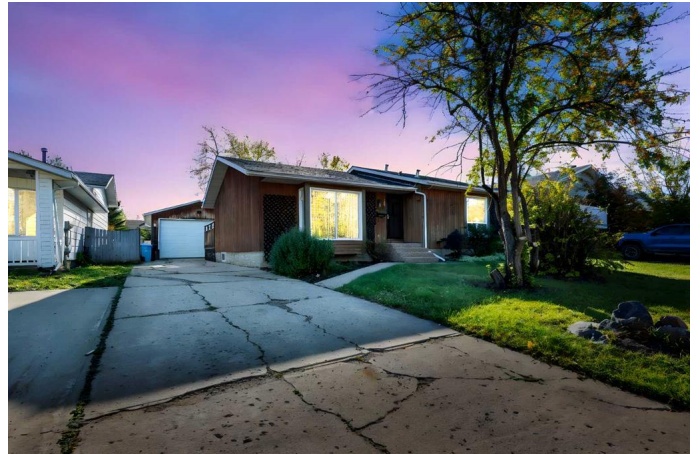
Thickwood, Fort McMurray, Alberta

Welcome to 189 Ross Haven Drive! This great family home with 4 bedrooms and 2.5 bathrooms, HEATED DOUBLE GARAGE and A/C is conveniently located in a quite neighborhood of Thickwood. As you enter the foyer with heated flooring you will be welcome into a large living room with vaulted ceilings and a floor-to-ceiling window with view of the greenbelt right across the street. The bright dining room and kitchen feature a huge island, beautiful backsplash, tons of cabinetry and patio door leading to the huge rear deck. Down the hall are the primary bedroom with a 2-piece ensuite, 2 more bedrooms and a 4-piece bathroom. The basement has it own separate entry, a large family room with plush carpet, another bedroom, a 3-piece bathroom and lots of storage. The backyard is fully fenced for added privacy and features many mature trees and a hot tub for peaceful relaxation and unwinding. The 20x26 heated garage is 220 wired and there is lots of parking space in the driveway. Donâ€™t wait and book your appointment today!

Built in 1978

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2263560  |
| Price     | \$399,900 |
| Bedrooms  | 4         |
| Bathrooms | 3.00      |



|                |             |
|----------------|-------------|
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,251       |
| Acres          | 0.15        |
| Year Built     | 1978        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### **Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 189 Ross Haven Drive |
| Subdivision | Thickwood            |
| City        | Fort McMurray        |
| County      | Wood Buffalo         |
| Province    | Alberta              |
| Postal Code | T9H 3P1              |

### **Amenities**

|                |                                                                                      |
|----------------|--------------------------------------------------------------------------------------|
| Parking Spaces | 6                                                                                    |
| Parking        | 220 Volt Wiring, Double Garage Detached, Heated Garage, Insulated, RV Access/Parking |
| # of Garages   | 2                                                                                    |

### **Interior**

|                   |                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), High Ceilings, Kitchen Island                                                        |
| Appliances        | Bar Fridge, Central Air Conditioner, Dishwasher, Freezer, Microwave Hood Fan, Stove(s), Washer/Dryer |
| Heating           | Forced Air, Natural Gas                                                                              |
| Cooling           | Central Air                                                                                          |
| Has Basement      | Yes                                                                                                  |
| Basement          | Finished, Full                                                                                       |

### **Exterior**

|                   |                                         |
|-------------------|-----------------------------------------|
| Exterior Features | Lighting, Private Yard                  |
| Lot Description   | Back Yard, Street Lighting, Yard Lights |
| Roof              | Shingle                                 |
| Construction      | Wood Frame, Wood Siding                 |
| Foundation        | Poured Concrete                         |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 10th, 2025 |
| Days on Market | 16                 |
| Zoning         | R1                 |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | KIC Realty |
|----------------|------------|

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