

# \$319,900 - 269 Ross Haven Drive, Fort McMurray

MLS® #A2233914

**\$319,900**

4 Bedroom, 2.00 Bathroom, 748 sqft

Residential on 0.11 Acres

Thickwood, Fort McMurray, Alberta

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 loadâ€”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.

Built in 1974

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2233914               |
| Price          | \$319,900              |
| Bedrooms       | 4                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 748                    |
| Acres          | 0.11                   |
| Year Built     | 1974                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | Side by Side, Bi-Level |
| Status         | Active                 |

**Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 269 Ross Haven Drive |
| Subdivision | Thickwood            |
| City        | Fort McMurray        |
| County      | Wood Buffalo         |
| Province    | Alberta              |
| Postal Code | T9H 3P2              |

**Amenities**

|                |                                    |
|----------------|------------------------------------|
| Parking Spaces | 3                                  |
| Parking        | Off Street, Single Garage Detached |
| # of Garages   | 1                                  |

**Interior**

|                   |                                                                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Closet Organizers, Laminate Counters, No Animal Home, No Smoking Home, Storage, Vinyl Windows, Walk-In Closet(s), Jetted Tub |
| Appliances        | See Remarks                                                                                                                                  |

|              |                            |
|--------------|----------------------------|
| Heating      | Floor Furnace, Natural Gas |
| Cooling      | None                       |
| Has Basement | Yes                        |
| Basement     | Finished, Full             |

## Exterior

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Exterior Features | Fire Pit, Private Yard, Rain Gutters, Storage                                      |
| Lot Description   | Back Lane, Back Yard, Front Yard, Landscaped, Views, City Lot, Irregular Lot, Lawn |
| Roof              | Asphalt Shingle                                                                    |
| Construction      | Concrete, Stucco, Vinyl Siding, Wood Frame                                         |
| Foundation        | Poured Concrete                                                                    |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 22nd, 2025 |
| Days on Market | 56              |
| Zoning         | R2              |

## Listing Details

|                |                   |
|----------------|-------------------|
| Listing Office | People 1st Realty |
|----------------|-------------------|

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