

\$299,900 - 269 Ross Haven Drive, Fort McMurray

MLS® #A2233914

\$299,900

4 Bedroom, 2.00 Bathroom, 748 sqft

Single Family 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 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. (id:6289)

Built in 1974

Essential Information

Listing #	A2233914
Price	\$299,900
Bedrooms	4
Bathrooms	2.00
Square Footage	748
Acres	0.11
Year Built	1974
Type	Single Family
Sub-Type	Freehold
Style	Bi-level

Community Information

Address	269 Ross Haven Drive
Subdivision	Thickwood
City	Fort McMurray
Province	Alberta
Postal Code	T9H3P2

Amenities

Amenities	Park, Playground, Schools, Shopping
Features	Back lane, PVC window, Closet Organizers, No Animal Home, No Smoking Home
Parking Spaces	3
Parking	Detached Garage, Other
# of Garages	1
View	View

Interior

Appliances	See remarks
Heating	Natural gas Other
Cooling	None
# of Stories	1

Has Basement Yes

Exterior

Exterior Concrete, Stucco, Vinyl siding
Exterior Features Landscaped, Lawn
Construction Poured concrete, Wood frame
Foundation Poured Concrete

Listing Details

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