

# \$299,888 - 193 Ross Haven Drive, Fort McMurray

MLS® #A2206226

**\$299,888**

3 Bedroom, 2.00 Bathroom, 755 sqft

Residential on 0.09 Acres

Timberlea, Fort McMurray, Alberta

FACING THE GREENBELT, AND LOCATED IN LOWER THICKWOOD, DETACHED GARAGE, FANTASTIC SIZE YARD, AND UPDATES THROUGHOUT! This bilevel style duplex offers a great space a main level with a large living room, dining room, and galley kitchen. The front of the home offers large windows and a sliding garden door to your front balcony, where you can take in the greenbelt views across the street. The main level continues a 4pc bathroom, and a large primary bedroom with a walk-in closet. The fully finished basement offers a large family room with large above-ground windows. You also have 2 bedrooms and a full bathroom on this lower level. In addition, there is a laundry room and storage area. On the exterior, you have a detached garage, a decent yard, fencing, and a front driveway for 3 vehicles. This picturesque location is located near schools, shopping, site, and city bus routes. The property is currently tenant occupied and will be available for possession on May 1st or later. Call for your personal tour today!

Built in 1975

## Essential Information

MLS® #	A2206226
Price	\$299,888
Bedrooms	3
Bathrooms	2.00



Full Baths	2
Square Footage	755
Acres	0.09
Year Built	1975
Type	Residential
Sub-Type	Semi Detached
Style	Bi-Level, Up/Down
Status	Active

### Community Information

Address	193 Ross Haven Drive
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 3P1

### Amenities

Parking Spaces	3
Parking	Driveway, Single Garage Detached
# of Garages	1

### Interior

Interior Features	Laminate Counters, See Remarks, Walk-In Closet(s)
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Greenbelt
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	March 29th, 2025
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Days on Market	30
Zoning	R2

## **Listing Details**

Listing Office	COLDWELL BANKER UNITED
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