

# \$334,900 - 357 Ross Haven Drive, Fort McMurray

MLS® #A2215756

## \$334,900

3 Bedroom, 2.00 Bathroom, 735 sqft  
Residential on 0.10 Acres

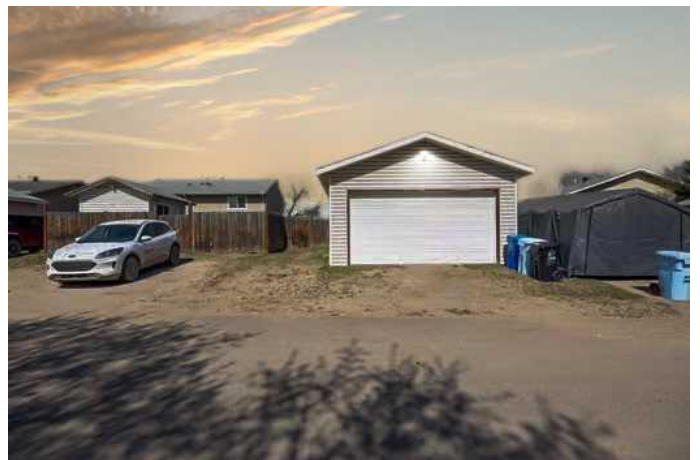
Thickwood, Fort McMurray, Alberta

Welcome to 357 Ross Haven Drive – a home that delivers functionality, style, and an OVERSIZED HEATED GARAGE.

Situated in the heart of Thickwood, near schools, parks, walking trails, major amenities, and transportation; the location is desirable with plenty to offer.

The main floor features a warm and open living space where the living room, dining area, and kitchen flow seamlessly together. The kitchen was tastefully upgraded just four years ago with bright, white, shaker-style cabinetry, newer countertops, and stainless steel appliances, creating a fresh and modern feel that's perfect for entertaining or simply enjoying everyday life. The adjacent living room offers patio doors out to an expansive front deck -- a nice sanctuary for morning coffee or evening BBQ. The main level includes a 4-piece main bathroom that offers an updated white shaker vanity and a soaker tub/shower with tile surround. Completing the main level is the primary bedroom featuring a walk-in closet and a view of the fenced-in yard. Downstairs, the fully developed basement offers plenty of additional living space, including a large family room, two more bedrooms, a second 4-piece bathroom, and a practical laundry/utility room. The vinyl plank flooring installed five years ago adds durability and a clean aesthetic, while the layout provides flexibility for families, guests, or even a home office.

For those who love sunshine and outdoor



living, youâ€™ll appreciate the south-facing backyard, which is fully fenced and enjoys sun exposure all day longâ€”perfect for gardening, relaxing, or summer barbecues. And letâ€™s not forget the showstopper: a 20'1" x 30'2" detached heated garage that offers incredible space for parking, hobbies, or storage. There's also extra parking next to the garage, making this property ideal for households with multiple vehicles or recreational toys.

With central air conditioning to keep you cool in the summer, a new hot water tank installed just two years ago, and shingles on the home replaced eight years ago, this property has been well-maintained and thoughtfully updated throughout. Itâ€™s move-in ready and offers unbeatable value in the Fort McMurray real estate market.

Whether youâ€™re a first-time buyer, downsizer, or investor, 357 Ross Haven Drive is a home that blends practicality with comfortâ€”and itâ€™s ready for you to make it your own.

Built in 1974

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2215756               |
| Price          | \$334,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 735                    |
| Acres          | 0.10                   |
| Year Built     | 1974                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | Side by Side, Bi-Level |
| Status         | Active                 |

**Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 357 Ross Haven Drive |
| Subdivision | Thickwood            |
| City        | Fort McMurray        |
| County      | Wood Buffalo         |
| Province    | Alberta              |
| Postal Code | T9H 3P2              |

### Amenities

|                |                                                                   |
|----------------|-------------------------------------------------------------------|
| Parking Spaces | 3                                                                 |
| Parking        | Double Garage Detached, Heated Garage, Oversized, Gravel Driveway |
| # of Garages   | 2                                                                 |

### Interior

|                   |                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------|
| Interior Features | Open Floorplan, Walk-In Closet(s)                                                              |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer |
| Heating           | Forced Air                                                                                     |
| Cooling           | Central Air                                                                                    |
| Has Basement      | Yes                                                                                            |
| Basement          | Finished, Full                                                                                 |

### Exterior

|                   |                                                                              |
|-------------------|------------------------------------------------------------------------------|
| Exterior Features | Balcony, Storage                                                             |
| Lot Description   | Back Yard, City Lot, Front Yard, Interior Lot, Landscaped, Lawn, See Remarks |
| Roof              | Asphalt Shingle                                                              |
| Construction      | Stucco, Wood Siding                                                          |
| Foundation        | Poured Concrete                                                              |

### Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 5th, 2025 |
| Days on Market | 98            |
| Zoning         | R2            |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | EXP REALTY |
|----------------|------------|

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