

# \$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

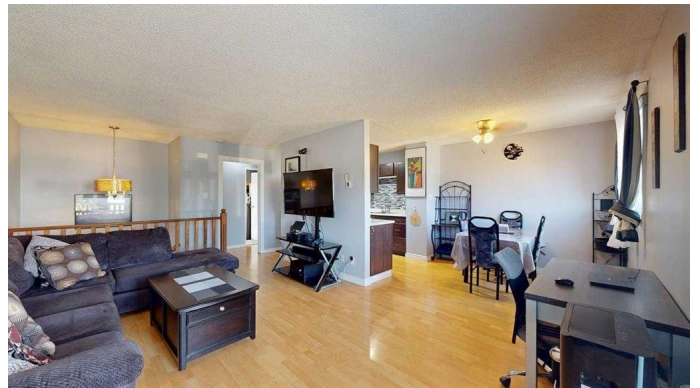
WOW! This updated 4 bedroom, 2 full bathroom home is the perfect blend of comfort, functionality, and style. Whether you're a homeowner looking for versatile living space or someone needing a garage that goes beyond the basics—this property delivers!

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, Jetted Tub, Laminate Counters, No Animal Home, No Smoking Home, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	See Remarks

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

## Exterior

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

## Additional Information

Date Listed	June 22nd, 2025
Days on Market	52
Zoning	R2

## Listing Details

Listing Office	People 1st Realty
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