

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

MLS® #A2206226

**\$299,888**

3 Bedroom, 2.00 Bathroom, 755 sqft

Residential on 0.09 Acres

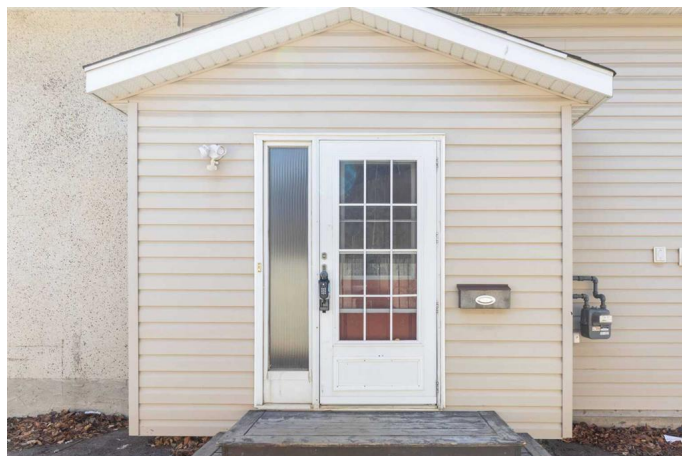
Timberlea, Fort McMurray, Alberta

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 |
|-------------|------------------|

|                |    |
|----------------|----|
| Days on Market | 24 |
| Zoning         | R2 |

**Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | COLDWELL BANKER UNITED |
|----------------|------------------------|

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