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

MLS® #A2233914

\$299,900

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 basicsâ€"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 doorâ€"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 \$299,900

Bedrooms 4
Bathrooms 2.00
Full Baths 2
Square Footage 748
Acres 0.11

Year Built 1974

Type Residential

Sub-Type Semi Detached

Style Bi-Level, Side by Side

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 Closet Organizers, Jetted Tub, No Animal Home, No Smoking Home,

Storage, Vinyl Windows, Walk-In Closet(s), Ceiling Fan(s), Laminate

Counters

Appliances See Remarks

Heating Natural Gas, Floor Furnace

Cooling None
Has Basement Yes
Basement Full

Exterior

Exterior Features Private Yard, Fire Pit, Rain Gutters, Storage

Lot Description Back Lane, Back Yard, Front Yard, Irregular Lot, Landscaped, Views,

City Lot, Lawn

Roof Asphalt Shingle

Construction Concrete, Vinyl Siding, Wood Frame, Stucco

Foundation Poured Concrete

Additional Information

Date Listed June 22nd, 2025

Days on Market 129
Zoning R2

Listing Details

Listing Office People 1st Realty

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