

**161 Ross Haven Drive
Fort McMurray, Alberta**

MLS # A2239682



\$489,000

Division:	Thickwood		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,145 sq.ft.	Age:	1977 (48 yrs old)
Beds:	5	Baths:	2
Garage:	Additional Parking, Double Garage Detached, Driveway, Oversized		
Lot Size:	0.15 Acre		
Lot Feat:	Few Trees, Landscaped, Rectangular Lot		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, See Remarks	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, See Remarks, Walk-In Closet(s)		

Inclusions: Fridge, dishwasher, stove, microwave, hood fan, washer & dryer (all sold as is where is)

Welcome to 121 Ross Haven Drive in Thickwood, nestled in the peaceful lower part of this street, offering serene forest views right across from your doorstep. This fully renovated family home combines modern style with warm, inviting spaces — perfect for comfortable living and entertaining. Step inside to find a bright, open-concept main floor featuring stunning flooring, a spacious living room drenched in natural light, and a seamless flow into the dining area and gorgeous new kitchen. You'll love the granite countertops, gas stove, massive island, and sleek cabinetry — truly a chef's dream! The main level also offers three generously sized bedrooms and a beautifully renovated 5-piece bathroom complete with eye-catching stone flooring. Downstairs, enjoy the cozy family room with fireplace, three more large bedrooms, a spacious den/office, and a stylish 3-piece bathroom. With big windows throughout the lower level, you'll enjoy light-filled living in every corner of this home. Outside, a long driveway leads to a detached double garage, providing ample off-street and RV parking. The large fenced lot features mature trees, offering privacy and room for outdoor fun. Located just steps from shopping, schools, and the Birchwood Trails, this move-in ready home is a rare gem in a sought-after part of Thickwood. Don't miss out — CALL today to book your private showing!