

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

MLS® #A2206226

**\$299,888**

3 Bedroom, 2.00 Bathroom, 755 sqft  
Residential on 0.09 Acres

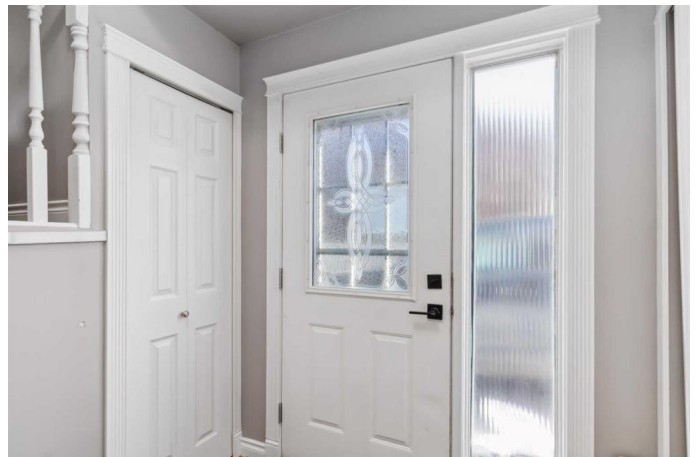
Timberlea, Fort McMurray, Alberta

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 6  
Zoning R2

### **Listing Details**

Listing Office COLDWELL BANKER UNITED

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.