

# \$334,900 - 357 Ross Haven Drive, Fort McMurray

MLS® #A2215756

**\$334,900**

3 Bedroom, 2.00 Bathroom, 735 sqft

Residential on 0.10 Acres

Thickwood, Fort McMurray, Alberta

Welcome to 357 Ross Haven Drive – a home that delivers functionality, style, and an OVERSIZED HEATED GARAGE.

Situated in the heart of Thickwood, near schools, parks, walking trails, major amenities, and transportation; the location is desirable with plenty to offer.

The main floor features a warm and open living space where the living room, dining area, and kitchen flow seamlessly together. The kitchen was tastefully upgraded just four years ago with bright, white, shaker-style cabinetry, newer countertops, and stainless steel appliances, creating a fresh and modern feel that's perfect for entertaining or simply enjoying everyday life. The adjacent living room offers patio doors out to an expansive front deck -- a nice sanctuary for morning coffee or evening BBQ. The main level includes a 4-piece main bathroom that offers an updated white shaker vanity and a soaker tub/shower with tile surround. Completing the main level is the primary bedroom featuring a walk-in closet and a view of the fenced-in yard. Downstairs, the fully developed basement offers plenty of additional living space, including a large family room, two more bedrooms, a second 4-piece bathroom, and a practical laundry/utility room. The vinyl plank flooring installed five years ago adds durability and a clean aesthetic, while the layout provides flexibility for families, guests, or even a home office.

For those who love sunshine and outdoor



living, youâ€™ll appreciate the south-facing backyard, which is fully fenced and enjoys sun exposure all day longâ€”perfect for gardening, relaxing, or summer barbecues. And letâ€™s not forget the showstopper: a 20'1" x 30'2" detached heated garage that offers incredible space for parking, hobbies, or storage. There's also extra parking next to the garage, making this property ideal for households with multiple vehicles or recreational toys.

With central air conditioning to keep you cool in the summer, a new hot water tank installed just two years ago, and shingles on the home replaced eight years ago, this property has been well-maintained and thoughtfully updated throughout. Itâ€™s move-in ready and offers unbeatable value in the Fort McMurray real estate market.

Whether youâ€™re a first-time buyer, downsizer, or investor, 357 Ross Haven Drive is a home that blends practicality with comfortâ€”and itâ€™s ready for you to make it your own.

Built in 1974

**Essential Information**

MLS® #	A2215756
Price	\$334,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	735
Acres	0.10
Year Built	1974
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bi-Level
Status	Active

**Community Information**

Address	357 Ross Haven Drive
Subdivision	Thickwood
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 3P2

### Amenities

Parking Spaces	3
Parking	Double Garage Detached, Heated Garage, Oversized, Gravel Driveway
# of Garages	2

### Interior

Interior Features	Open Floorplan, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Balcony, Storage
Lot Description	Back Yard, City Lot, Front Yard, Interior Lot, Landscaped, Lawn, See Remarks
Roof	Asphalt Shingle
Construction	Stucco, Wood Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	May 5th, 2025
Days on Market	98
Zoning	R2

### Listing Details

Listing Office	EXP REALTY
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