

# \$419,900 - 173 Ross Haven Drive, Fort McMurray

MLS® #A2236996

**\$419,900**

5 Bedroom, 3.00 Bathroom, 1,754 sqft  
Residential on 0.15 Acres

Thickwood, Fort McMurray, Alberta

**SPACIOUS FAMILY LIVING! 4 BEDROOMS ON THE MAIN FLOOR!** This impressive 5-bedroom expansive bungalow offers an incredible amount of space, making it the perfect home for a growing young family. With over 1700 sqft on each level, youâ€™ll never feel crampedâ€”there's room for everyone to spread out and enjoy. The main floor is designed for family life and entertaining. Gather around the cozy fireplace in the living room with stylish laminate flooring or enjoy cooking in the bright, welcoming kitchen featuring white cabinetry, stainless steel appliances, and an eat-up bar. Down the hall, youâ€™ll find 4 large bedrooms, including a primary suite with a walk-in closet and a 4PC ensuite bathroom. A beautifully renovated 4PC bathroom (in 2016) completes this level. The basement is full of charm and character, and it's where your family memories will be made. It boasts a 5th bedroom with its own ensuite and a family room with a wood stove, a long dry bar, and a fun-filled games room complete with a pool table that converts to a ping-pong table. Plus, thereâ€™s a bonus area perfect for young hockey enthusiasts, there is an undeveloped section of the basement that was used as a mini stick hockey arena for many years. Outside, the large backyard has plenty of room for future projects, including space for a garage (pending RMWB approval), a playhouse, and 2 sheds. The long driveway provides ample parking. Located on one of the best streets in Lower Thickwood, across from



the greenbelt, this home is away from the hustle and bustle but still close to 2 elementary schools and on a bus route for good snow removal. Key features: new shingles in 2015, central vac, and a layout thatâ€™s ideal for making core family memories. This is the space youâ€™ve been dreaming ofâ€”donâ€™t miss out on this family-perfect home!

Built in 1978

**Essential Information**

MLS® #	A2236996
Price	\$419,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,754
Acres	0.15
Year Built	1978
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	173 Ross Haven Drive
Subdivision	Thickwood
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 3P1

**Amenities**

Parking Spaces	4
Parking	None, Off Street, RV Access/Parking

**Interior**

Interior Features	Central Vacuum, Open Floorplan, Pantry, See Remarks, Separate Entrance, Walk-In Closet(s)
Appliances	Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Washer/Dryer Stacked
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Exterior Entry, Finished, Full

## Exterior

Exterior Features	None
Lot Description	Back Yard, Backs on to Park/Green Space, Landscaped, Lawn
Roof	Asphalt Shingle
Construction	Stone, Wood Frame, Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	July 4th, 2025
Zoning	R1

## Listing Details

Listing Office	RE/MAX Connect
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