



# 173 Ross Haven Drive Fort McMurray Alberta

\$474,900

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, you'll never feel cramped--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, you'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, there'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 that's ideal for making core family memories. This is the space you've been dreaming of--don't miss out on this family-perfect home! (id:6769)

4pc Bathroom Measurements not available

Family room 11.43 M x 4.75 M

Den 5.26 M x 3.76 M

Bedroom 3.66 M x 5.11 M

4pc Bathroom .00 M x .00 M

4pc Bathroom .00 M x .00 M

Living room 5.97 M x 6.48 M

Dining room 2.95 M x 3.00 M

Kitchen 4.57 M x 4.88 M

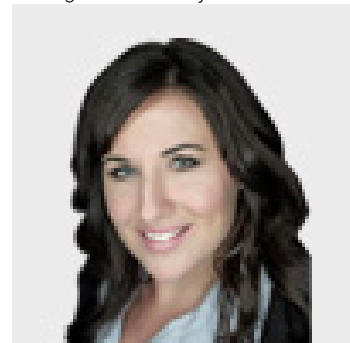
Bedroom 4.32 M x 4.17 M

Bedroom 3.18 M x 3.10 M

Bedroom 3.18 M x 3.79 M

Primary Bedroom 4.17 M x 4.83 M

Listing Presented By:



Originally Listed by:  
RE/MAX FORT MCMURRAY

<http://www.jadenesellshomes.com>

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9919 Biggs Avenue , Fort McMurray, AB,

Phone: 780-880-7173  
jadenek@remax.net