



# 197 Ross Haven Drive Fort McMurray Alberta

\$289,900

| PUBLIC OPEN HOUSE: SAT, APRIL 6TH 11:30AM-1:30PM| Welcome to your new home nestled in a serene greenbelt location, where tranquility meets affordability! Priced under \$300,000 and with no condo fees, this half duplex offers unparalleled value. Step inside to discover a beautifully renovated space boasting 3 bedrooms and 2 bathrooms. Enjoy the rustic chic ambiance with wood flooring, panel feature walls, and a custom-built eat-up bar in the dining room, perfect for entertaining guests. The white kitchen is a chef's dream, complete with updated counters, sink, stainless steel appliances, and a unique custom wall spice storage system. Relax in the spacious primary bedroom overlooking the backyard, featuring a wall-length closet for ample storage. The extended bathroom is a luxurious retreat, showcasing a deep tub and double vanity for your comfort and convenience. Downstairs, the fully finished basement offers even more living space with a large rec room, 2 additional bedrooms, and another fully updated bathroom. Laundry and storage space abound in the utility room, ensuring organization is effortless. The charm continues outside with a fenced landscaped lot, complete with an impressive storage shed for all your outdoor essentials. Front driveway parking adds convenience, while the proximity to a massive greenspace and trail access promises endless outdoor adventures. With the seller willing to leave all furniture, this turnkey property is ready to welcome you home. Don't miss your chance to make this oasis yours - schedule a showing today! (id:6769)

Bedroom 8.25 Ft x 9.75 Ft  
Bedroom 11.08 Ft x 9.75 Ft  
Recreational, Games room 11.08 Ft x 15.50 Ft  
4pc Bathroom 4.92 Ft x 8.17 Ft  
Laundry room 8.25 Ft x 13.58 Ft

Living room 11.75 Ft x 15.75 Ft  
Dining room 8.50 Ft x 8.92 Ft  
Kitchen 8.58 Ft x 10.25 Ft  
Primary Bedroom 12.17 Ft x 10.25 Ft  
5pc Bathroom 4.83 Ft x 13.58 Ft

Listing Presented By:



Originally Listed by:  
COLDWELL BANKER UNITED

<http://www.theloregroup.com>



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