



## 197 Ross Haven Drive Fort McMurray Alberta

\$278,000

GREENBELT location and NO CONDO FEES! This home is move in ready and FEATURES BRAND NEW SHINGLES and a LARGE FENCED YARD WITH GARAGE POSSIBILITIES (subject to rmwb approval). Step inside to discover this renovated space boasting 3 bedrooms and 2 fully updated bathrooms, new lighting fixtures and wood floors. This home has cabin vibes with real wood flooring, panel feature walls, and a custom-built eat-up bar in the dining room. The white kitchen offers newer counters and sink, stainless steel appliances, and a unique custom wall spice storage system. Relax in the spacious primary bedroom overlooking the backyard, which offers a wall-length closet for ample storage. The extended bathroom is a luxurious tiled 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 (BASEMENT FRIDGE AND FREEZER INCLUDED). The charm continues outside with a fenced landscaped lot, complete with a large 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. In the winter time there is a kids sledding hill across the road! During the summer months, jump on your bike or take the dogs for a walk to explore the endless Birchwood Trails. With the seller willing to leave all furniture (included) this turnkey property is ready to welcome you home. VINYL WINDOWS, BRAND NEW SHINGLES, CENTRAL AIR CONDITIONING. Call today to book your viewing. (id:6769)

Bedroom 2.52 M x 2.97 M

Bedroom 3.38 M x 2.97 M

Recreational, Games room 3.38 M x 4.72 M

4pc Bathroom 1.50 M x 2.49 M

Laundry room 2.52 M x 4.14 M

Living room 3.58 M x 4.80 M

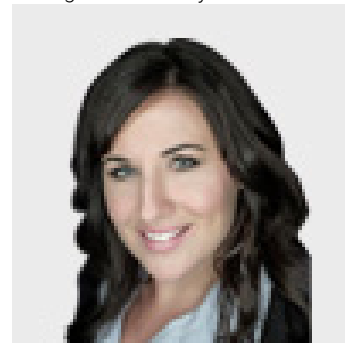
Dining room 2.59 M x 2.72 M

Kitchen 2.62 M x 3.12 M

Primary Bedroom 3.71 M x 3.12 M

5pc Bathroom 1.47 M x 4.14 M

Listing Presented By:



Originally Listed by:  
COLDWELL BANKER UNITED

<http://www.theloregroup.com>

**RE/MAX**

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