



## 245 Ross Haven Drive Fort McMurray Alberta

\$294,900

Imagine your own slice of paradise right across from the Greenbelt, where the views are stunning, and nature is just a step away. Welcome to your new home at 245 Ross Haven Drive! Nestled on a cozy 4573 sqft lot, this place is all about the outdoor vibes. This isn't just any home; it's a 716 sqft, 3 bed, 2 full bath duplex where every corner tells a story of comfort and style. Located in the laid-back neighbourhood of Thickwood, it's the perfect retreat for those who love their peace but still want to be close to the action. Fresh paint, check. A/C for those hot summer days, got it. Plus, it's been spruced up with new shingles in 2018, recent appliances, and new carpet. It's all about making life easy and enjoyable here. Step inside to a spacious living room where hardwood floors meet large windows, and a patio door leads to your private balcony. It's the perfect spot for morning coffees or evening chill sessions with friends. The dining room and kitchen combo is a hit with dark cabinetry, stylish glass tile backsplash, durable laminate countertops, and white appliances that pop! And let's not forget the primary bedroom - it's spacious enough for a King bed, comes with a walk-in closet, and offers easy access to a chic 4-piece bath. But wait, there's more! Head downstairs to find two more bedrooms, another updated bathroom, and a cool rec space that's been upgraded with new carpet. It's the ideal hangout spot for movie nights or just lounging around. This place isn't just a home; it's a lifestyle. With the Birchwood trail system, parks, and bus stops all conveniently close, your outdoor adventures are never far away. It's time to start living the good life! (id:6769)

4pc Bathroom 8.50 Ft x 5.00 Ft

Bedroom 9.50 Ft x 8.42 Ft

Bedroom 11.17 Ft x 9.75 Ft

Recreational, Games room 15.33 Ft x 11.17 Ft

Furnace 13.83 Ft x 8.42 Ft

4pc Bathroom 8.25 Ft x 4.92 Ft

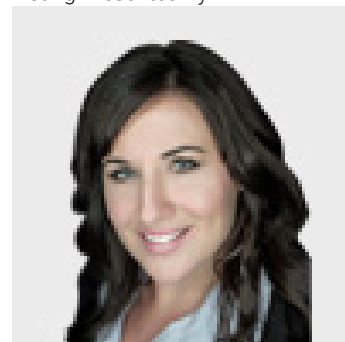
Dining room 8.58 Ft x 8.33 Ft

Kitchen 10.67 Ft x 8.50 Ft

Living room 16.58 Ft x 12.08 Ft

Primary Bedroom 14.92 Ft x 10.33 Ft

Listing Presented By:



Originally Listed by:  
RE/MAX FORT MCMURRAY

**RE/MAX**

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