



GRASSROOTS
REALTY GROUP

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**321 Ross Haven Drive
Fort McMurray, Alberta**

MLS # A2326760



\$319,900

Division:	Thickwood		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	734 sq.ft.	Age:	1974 (52 yrs old)
Beds:	4	Baths:	2
Garage:	Alley Access, Parking Pad, Rear Drive, RV Access/Parking		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Vinyl, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), No Animal Home, No Smoking Home		

Inclusions: SHED

BEAUTIFULLY UPDATED 4-BEDROOM, 2 FULL BATH HOME | NEW SHINGLES | NEW HOT WATER TANK | NO CONDO FEES. Welcome to 321 Ross Haven Drive—a warm, inviting home that's been thoughtfully updated and is ready for its next owners to move right in. The main floor is bright and welcoming, with a bright living room, dining area, and kitchen that flow together effortlessly, making it easy to stay connected whether you're preparing dinner, entertaining friends, or simply enjoying time with family. Step outside from the living room onto the front patio, the perfect place to enjoy your morning coffee or relax with an evening BBQ. Upstairs, you'll find a spacious primary bedroom and a full bathroom, creating a quiet retreat at the end of the day. The lower level offers three additional bedrooms and another full bathroom, giving you plenty of flexibility for a growing family, overnight guests, or a home office. The utility room also features a handy rinse sink and plenty of organized storage to help keep everything in its place. The backyard offers room to play, garden, entertain, or simply unwind. With back-alley access and parking for up to two vehicles, or space for your RV, you'll appreciate the convenience this property provides. Major updates have already been taken care of, including new shingles (May 2026), a new hot water tank (Feb 2026), and fresh interior paint (June 2026), allowing you to move in with confidence. Located in the heart of Thickwood, you'll be just minutes from Thickwood Plaza, schools, Birchwood Trails, parks, playgrounds, and public transit—everything you need is close by. Whether you're purchasing your first home, downsizing, or simply looking for an affordable property with room to grow, this charming home offers exceptional value with NO CONDO FEES. Come see for yourself why

321 Ross Haven Drive feels like home.