

**278 Ross Haven Drive**  
**Fort McMurray, Alberta****MLS # A2278410****\$300,000**

<b>Division:</b>	Thickwood		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,096 sq.ft.	<b>Age:</b>	1977 (49 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Lawn		

<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	Carpet, Laminate, Linoleum
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Full
<b>Exterior:</b>	Mixed, Vinyl Siding
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Ceiling Fan(s), Storage, Track Lighting

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R2
<b>Utilities:</b>	-

**Inclusions:** fridge, stove, microwave, dishwasher, washer, dryer, blinds, shed, curtains, portable air conditioner, utility room shelving

NO CONDO FEES, a backyard, and affordable? It does exist in Fort McMurray. If you have been hunting for a place of your own without the headache of condo fees, welcome to 278 Ross Haven Drive. This 3 bedroom, 1.5 bathroom duplex in Thickwood gives you 1095 square feet of space to call your own. And the best part? Zero condo fees. Not a penny. Your money stays right where it belongs, in your pocket. The main floor greets you with rich dark laminate flooring that flows through the living room and into the kitchen. Speaking of the kitchen, this one is a showstopper. White cabinetry lines the walls with plenty of room for all your dishes, pots, and that random collection of mugs you have gathered over the years. Track lighting keeps things bright while you cook, and the built in desk nook with glass front display cabinets is perfect for paying bills, working from home, or pretending to be organized. All your appliances are included too. The fridge, stove, dishwasher, and microwave stay with the home so you can move in and start living right away. Step into the living room where natural light pours through the large front window. This space is ready for movie nights, game days, or just stretching out after a long shift. A half bathroom on the main floor means no one has to run upstairs when nature calls during dinner. Head up to the second level and you will find three bedrooms waiting for you. Each one has carpet underfoot and ceiling fans to keep the air moving. The full bathroom up here has a tub and shower combo, perfect for bubble baths or quick morning routines. One bedroom even has a built in closet organizer and the A/C unit stays with the home for those warm summer days. But wait, there is more. The basement offers a large rec room with new laminate flooring. The ceiling is open which means you can finish it however you like or leave it as is for easy access to

everything above. The laundry area down here comes complete with the washer and dryer included. Step outside to your private fenced backyard. Mature spruce trees give you shade and privacy from the neighbours. A covered deck off the back door is perfect for morning coffee or evening barbecues. There is even a storage shed for all your outdoor gear, holiday decorations, or whatever else needs a home. The lot itself is a generous 4674 square feet so you have room to breathe, garden, or let the kids and pets run around. The location here is hard to beat. Thickwood puts you close to schools, shopping, and a quick drive to downtown. The area is quiet and established with friendly neighbours and tree lined streets. Back alley access gives you two parking spots right behind your fence. Recent updates include a new hot water tank installed in October 2025 and a newer roof so you can rest easy knowing the big ticket items are taken care of. This is your chance to own a home without the condo fee nonsense. First time buyers, this one was made for you.