

# **\$474,000 - 274 Thrush Street, Fort McMurray**

MLS® #A2190291

**\$474,000**

5 Bedroom, 4.00 Bathroom, 1,558 sqft  
Residential on 0.08 Acres

Eagle Ridge, Fort McMurray, Alberta

Truly Affordable Living with Separate Entrance to 2 Bedroom Basement with Kitchenette and Attached Garage!

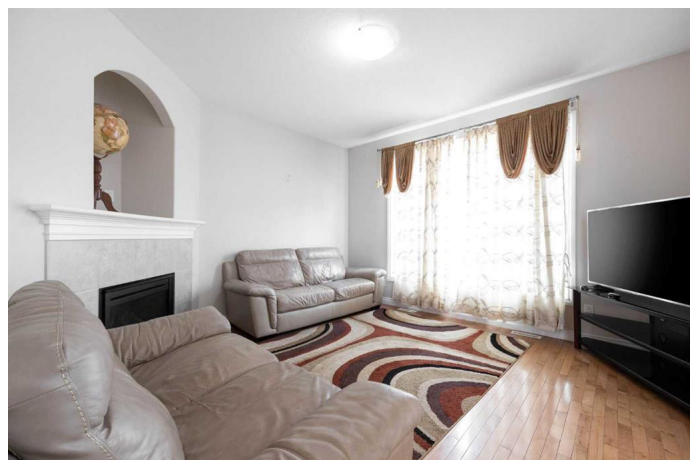
Discover The Perfect Blend of Affordability and Luxury in This Charming 5 bedroom home that is sure to Steal your Heart! From the moment you step inside, you'll be Captivated by The Spacious Floor plan and Thoughtful Design.

The Main Floor Welcomes you with a Bright and Airy Great Room Featuring a Cozy gas fireplace, creating the perfect setting for relaxing evenings with family and friends. A convenient powder room with main floor laundry adds to the practicality of this home.

The kitchen is a chef's delight, boasting granite countertops, a raised breakfast bar, a walk-in pantry, and an abundance of maple cabinetry, providing ample storage space for all your culinary needs. The adjacent dining nook is bathed in natural light and offers access to the rear deck, perfect for enjoying your morning coffee or al fresco dining.

Upstairs, you'll find three spacious bedrooms, including a luxurious master suite complete with a walk-in closet and private ensuite bath, offering a peaceful retreat at the end of the day.

The basement of this home is currently rented and the tenant is willing to stay, making it a



great mortgage helper. It features a separate entrance, 2 bedrooms, a kitchenette, and a bathroom, providing additional living space or rental income potential.

Additional features of this home include central air conditioning for year-round comfort, an attached single car garage off the rear, and plenty of parking space for your convenience.

Conveniently located near parks, shopping, transportation routes, and more, this home offers the perfect combination of comfort, convenience, and affordability. With its versatile floor plan and desirable features, this one is sure to go quickly. Don't miss out on the opportunity to make this house your home - book your showing today!

Built in 2008

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2190291    |
| Price          | \$474,000   |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,558       |
| Acres          | 0.08        |
| Year Built     | 2008        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 274 Thrush Street |
| Subdivision | Eagle Ridge       |

|             |               |
|-------------|---------------|
| City        | Fort McMurray |
| County      | Wood Buffalo  |
| Province    | Alberta       |
| Postal Code | T9K0L8        |

### Amenities

|                |   |
|----------------|---|
| Parking Spaces | 3   |
| Parking        | Driveway, Heated Garage, Concrete Driveway, Garage Door Opener, Garage Faces Rear, Single Garage Detached |
| # of Garages   | 1   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Closet Organizers, Granite Counters, Kitchen Island, Pantry, Separate Entrance, Soaking Tub, Vinyl Windows, Walk-In Closet(s), Sump Pump(s) |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Washer/Dryer Stacked  |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | Central Air   |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Gas, Tile   |
| Has Basement      | Yes   |
| Basement          | Exterior Entry, Full, Suite   |

### Exterior

|                   |                                      |
|-------------------|--------------------------------------|
| Exterior Features | Barbecue                             |
| Lot Description   | Back Lane, Low Maintenance Landscape |
| Roof              | Asphalt Shingle                      |
| Construction      | Concrete, Vinyl Siding, Wood Frame   |
| Foundation        | Poured Concrete                      |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | January 26th, 2025 |
| Days on Market | 109                |
| Zoning         | R1S                |

### Listing Details

|                |                |
|----------------|----------------|
| Listing Office | RE/MAX Connect |
|----------------|----------------|

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