

# \$469,000 - 274 Thrush Street, Fort McMurray

MLS® #A2226723

**\$469,000**

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

Eagle Ridge, Fort McMurray, Alberta

Smart Living Meets Style â€“ 5 Bedroom Home with Income-Generating Basement Suite & Attached Garage!

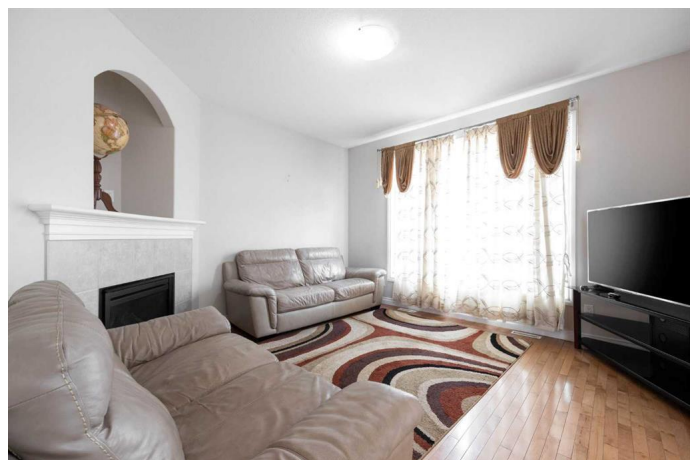
Discover the perfect blend of comfort, functionality, and value in this beautifully designed 5-bedroom home thatâ€™s sure to steal your heart! From the moment you step inside, youâ€™ll be impressed by the spacious layout and thoughtful features throughout.

The main floor welcomes you with a bright and airy great room featuring a cozy gas fireplaceâ€”ideal for relaxing evenings with family and friends. A convenient powder room and main floor laundry add practicality to your day-to-day living.

Calling all chefsâ€”this kitchen is a dream! Enjoy granite countertops, a raised breakfast bar, a walk-in pantry, and loads of maple cabinetry for all your storage needs. The sunlit dining nook opens onto the rear deck, perfect for your morning coffee or evening barbecues.

Upstairs, you'll find three generously sized bedrooms, including a luxurious primary suite with a walk-in closet and private ensuiteâ€”your personal retreat after a long day.

Need a mortgage helper? The fully developed basement suite features a separate entrance,



2 bedrooms, a kitchenette, and a full bathroom. It's currently rented, and the tenant is open to staying offering immediate rental income potential!

Additional highlights include central A/C for year-round comfort, an attached single-car garage off the rear, and ample parking space.

Located close to parks, shopping, schools, and major transportation routes, this home offers unbeatable value and versatility in a family-friendly neighborhood.

?? Don't miss this rare opportunity book your private tour today! Homes like this go fast!

Built in 2008

### **Essential Information**

MLS® #	A2226723
Price	\$469,000
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 Concrete Driveway, Driveway, Garage Door Opener, Garage Faces Rear, Heated Garage, Single Garage Detached  
# of Garages 1

### Interior

Interior Features Closet Organizers, Granite Counters, Kitchen Island, Pantry, Separate Entrance, Soaking Tub, Sump Pump(s), Vinyl Windows, Walk-In Closet(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 June 1st, 2025  
Days on Market 10  
Zoning R1S

### Listing Details

Listing Office RE/MAX Connect

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