



THE
A-TEAM

**RE/MAX
FIRST**

254 THRUSH Street, Fort McMurray T9K 0L8

MLS®#: **A2119688**

Area: **Eagle Ridge**

Listing Date: **04/25/24**

List Price: **\$484,500**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

2008

Lot Information

Lot Sz Ar:

3,396 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

1,408

Low Sqft:

Ttl Sqft:

1,408

DOM

23

Layout

Beds:

5 (3 2)

Baths:

3.5 (3 1)

Style:

2 Storey

Parking

Ttl Park:

2

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Back Lane,Back Yard,Fruit Trees/Shrub(s),Level,Standard Shaped Lot

Double Garage Detached,Garage Door Opener,Garage Faces Rear,Heated Garage,Off Street,Parking Pad

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Private Yard**

Construction:

Vinyl Siding,Wood Frame

Flooring:

Carpet,Ceramic Tile,Laminate

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Dryer,Microwave,Microwave Hood Fan,Range Hood,Refrigerator,See Remarks,Stove(s),Washer,Washer/Dryer

Int Feat:

Built-in Features,Ceiling Fan(s),French Door,Laminate Counters,Pantry,Separate Entrance,Vinyl Windows,Walk-In Closet(s)

Utilities:

Room Information

Room

2pc Bathroom

Kitchen

3pc Ensuite bath

Bedroom

Bedroom - Primary

Level

Main

Main

Upper

Upper

Upper

Dimensions

4`9" x 5`0"

10`3" x 11`8"

8`11" x 5`0"

9`6" x 11`6"

19`1" x 15`9"

Room

Dining Room

Living Room

4pc Bathroom

Bedroom

4pc Bathroom

Level

Main

Main

Upper

Upper

Basement

Dimensions

8`11" x 11`8"

11`2" x 17`5"

8`11" x 5`2"

9`2" x 11`2"

4`11" x 7`7"

Bedroom
Dining Room
Furnace/Utility Room

Basement
Basement
Basement

9`5" x 10`11"
5`1" x 9`10"
7`1" x 5`10"

Bedroom
Kitchen

Basement
Basement

8`11" x 11`4"
7`3" x 9`10"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0725263

Zoning:
R1S

Remarks

Pub Rmks:

DOUBLE DETACHED GARAGE! FULLY DEVELOPED BASEMENT with SEPARATE ENTRANCE AND KITCHENETTE in the most desirable location of EAGLERIDGE! Welcome to 254 Thrush Street located Super close to bus stop amenities and across the street from a park . When you think of what you want in your first home this checks all the boxes. Awesome location! Bright family room with large windows with hardwood floors ! A spacious eat in kitchen with quartz countertops ,stainless steel appliances and massive pantry to hold ALL the kid snacks! And separate Laundry.Upstairs offers 2 good sized bedrooms, a main bathroom and a huge master bedroom with a walk in closet and 3PC ensuite. The fully developed basement can be use as Mortgage helper offers a 4PC bathroom, wet bar / kitchenette and a spacious family room and 2 more good size bedrooms and separate laundry.This Stunning yard is perfect for sun lovers and gardeners.The double detached garage is large enough to park 2 vehicles . This home has been well maintained, freshly painted and is 100% move in ready. There is no work to do here and this home is perfect for new owners who just want to move in and start making memories.

Inclusions:
Property Listed By:

**2 Fridges, Stove, Dishwasher, Microwave, 2 Washers, 2 Dryers
RE/MAX FORT MCMURRAY**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (780) 804-4800



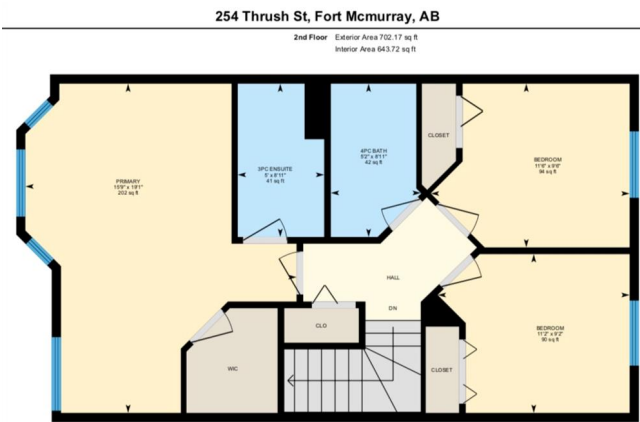




254 Thrush St, Fort McMurray, AB

Main Floor Exterior Area 706.17 sq ft
Interior Area 647.55 sq ft





254 Thrush St, Fort McMurray, AB

Basement (Below Grade) Exterior Area 627.56 sq ft
Interior Area 572.14 sq ft

