



THE
A-TEAM

**RE/MAX
FIRST**

274 THRUSH Street, Fort McMurray T9K0L8

MLS® #: **A2190291**

Area: **Eagle Ridge**

Listing Date: **01/26/25**

List Price: **\$479,000**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$6k, 12-Apr**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

2008

Lot Information

Finished Floor Area

Lot Sz Ar:

3,393 sqft

Lot Shape:

Abv Sqft:

1,558

Low Sqft:

Ttl Sqft:

1,558

DOM

103

Layout

Beds:

5 (3 2)

Baths:

3.5 (3 1)

Style:

2 Storey

Parking

Ttl Park:

3

Garage Sz:

1

Access:

Lot Feat:

Park Feat:

Back Lane,Low Maintenance Landscape

Concrete Driveway,Driveway,Garage Door Opener,Garage Faces Rear,Heated Garage,Single Garage Detached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Barbecue**

Construction:

Concrete,Vinyl Siding,Wood Frame

Flooring:

Carpet,Ceramic Tile,Hardwood,Laminate

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Central Air Conditioner,Dishwasher,Dryer,Refrigerator,Stove(s),Washer,Washer/Dryer Stacked

Int Feat:

Closet Organizers,Granite Counters,Kitchen Island,Pantry,Separate Entrance,Soaking Tub,Sump Pump(s),Vinyl Windows,Walk-In Closet(s)

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	6`2" x 5`9"	Dining Room	Main	10`10" x 13`0"
Kitchen	Main	10`3" x 20`0"	Living Room	Main	14`1" x 13`0"
4pc Bathroom	Upper	10`8" x 5`0"	4pc Ensuite bath	Upper	7`7" x 7`0"
Bedroom	Upper	11`3" x 10`11"	Bedroom	Upper	9`7" x 11`4"
Bedroom - Primary	Upper	14`1" x 13`2"	4pc Bathroom	Basement	5`2" x 7`10"
Bedroom	Basement	10`10" x 12`6"	Bedroom	Basement	8`9" x 13`9"
Kitchen	Basement	4`5" x 16`2"	Game Room	Basement	11`8" x 18`5"

Furnace/Utility Room	Basement	7`5" x 7`10"	Legal/Tax/Financial
Title: Fee Simple Legal Desc:	0725263	Zoning: R1S	Remarks
Pub Rmks:	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!		
Inclusions: Property Listed By:	Central Air Conditioner, Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Washer/Dryer Stacked RE/MAX Connect		

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









