



THE
A-TEAM

**RE/MAX
FIRST**

274 THRUSH Street, Fort McMurray T9K0L8

MLS® #: **A2226723**

Area: **Eagle Ridge**

Listing Date: **06/01/25**

List Price: **\$464,000**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$5k, 13-Jul**

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

43

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		Zoning: R1S	
Legal Desc:	0725263		Remarks
Pub Rmks:	Smart Living Meets Style - 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 that's sure to steal your heart! From the moment you step inside, you'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 fireplace—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 chefs—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 ensuite—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!		
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









