

\$459,888 - 254 Thrush Street, Fort McMurray

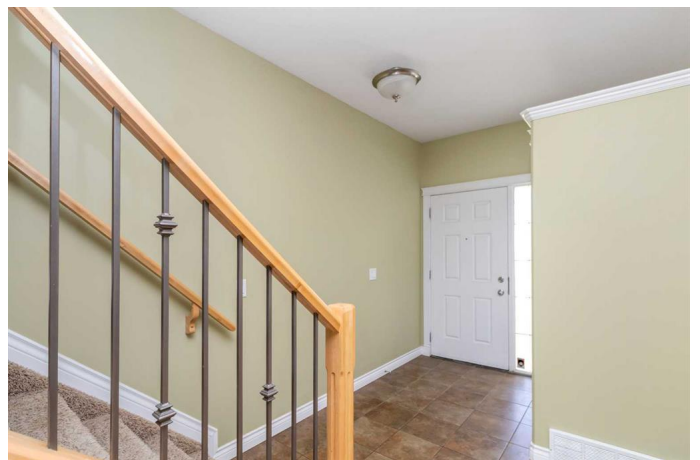
MLS® #A2173204

\$459,888

5 Bedroom, 4.00 Bathroom, 1,407 sqft
Residential on 0.08 Acres

Eagle Ridge, Fort McMurray, Alberta

QUALITY BUILD BY QUALICO IN EAGLE RIDGE WITH OVER 2000 SQ FT OF LIVING SPACE, OVERSIZED DETACHED HEATED GARAGE, SEPARATE ENTRANCE, 5 BEDROOMS, 4 BATHS, QUARTZ COUNTERTOPS, HARDWOOD FLOORS, AND KITCHEN IN BASEMENT. Inflation is coming down and that means Interest rates continue to go down. This is your opportunity to own at an affordable price and have all the bells and whistles and stop renting. You must get out and look at this spacious home in the sought-after community of Eagle Ridge offering Eagle Ridge Commons Plaza, Landmark Cinema, top-rated elementary schools, parks, trails, gorgeous valley views and ponds. Step inside this gorgeous two-storey story where you are greeted by your great room offering 9ft ceilings, hardwood floors, upgraded light fixture, large bay window and an incredible space making this room so versatile. The great room leads you to your fabulous kitchen offering upgraded quartz countertops, backsplash, stainless steel appliances, loads of gleaming solid maple cabinets, corner pantry and large window overlooking your yard. There is also a dining room, that features garden patio doors leading to your exterior deck. This level is complete with a 2-pc powder room. Take the grand staircase to the upper level featuring 3 large bedrooms and 2 full bathrooms. The Primary bedroom is oversized and features a walk-in closet and full ensuite. The fully developed



basement is also very versatile offering a kitchen making this space great for those needing a mother-in-law suite, nanny suite, potential rental income or simply extra living space for your family. This lower level not only has the kitchenette it features and living room, 2 more bedrooms and a full bathroom. In addition, you have in-suite laundry. This home has seen fresh paint and is in a turnkey home ready for IMMEDIATE OCCUPANCY. The exterior of the home has some great notables. The 22x20 detached heated garage, a fully fenced and landscaped yard, large rear deck, great front curb appeal, and a must; this home is only a hop skip and jump to the Site and City transit bus stop, along within in walking distance to all the amenities mentioned and schools. Call today for your personal tour.

Built in 2008

Essential Information

MLS® #	A2173204
Price	\$459,888
Sold Price	\$447,500
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,407
Acres	0.08
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	254 Thrush Street
Subdivision	Eagle Ridge

City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 0L8

Amenities

Utilities	Garbage Collection, Cable Available, Electricity Available, Natural Gas Available
Parking Spaces	2
Parking	Heated Garage, Insulated, Double Garage Detached

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Closet Organizers, Crown Molding, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s), Wet Bar, Sump Pump(s), Tankless Hot Water
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Lawn, Landscaped, Fruit Trees/Shrub(s)
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 16th, 2024
Date Sold	November 13th, 2024
Days on Market	28
Zoning	R1S
HOA Fees	0.00

Listing Details

Listing Office	COLDWELL BANKER UNITED
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