

# \$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 – 5 Bedroom  
Home with Income-Generating Basement  
Suite & Attached Garage!

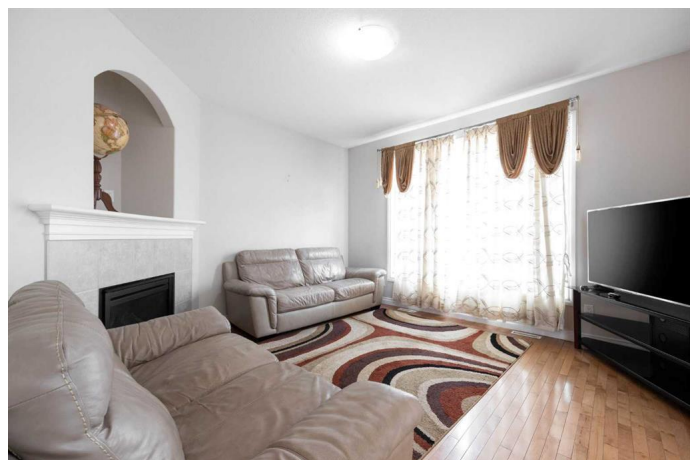
Discover the perfect blend of comfort, functionality, and value in this beautifully designed 5-bedroom home that's sure to steal your heart! From the moment you step inside, you'll be impressed by the spacious layout and thoughtful features throughout.

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!

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, Vinyl Windows, Walk-In Closet(s), Sump Pump(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	32
Zoning	R1S

### Listing Details

Listing Office	RE/MAX Connect
----------------	----------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services

provided by real estate professionals who are members of CREA. Used under license.