



254 Thrush Street Fort McMurray Alberta

\$459,888

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 that is 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 to this gorgeous two 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 counter tops, back splash, 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...

- 4pc Bathroom 5.00 Ft x 7.50 Ft
- Bedroom 9.50 Ft x 10.92 Ft
- Bedroom 8.33 Ft x 11.25 Ft
- 2pc Bathroom 4.83 Ft x 5.08 Ft
- 3pc Bathroom 8.83 Ft x 5.00 Ft

- 4pc Bathroom 8.83 Ft x 5.33 Ft
- Bedroom 9.17 Ft x 10.92 Ft
- Bedroom 9.42 Ft x 11.42 Ft
- Primary Bedroom 19.00 Ft x 15.67 Ft

Listing Presented By:



Originally Listed by:
COLDWELL BANKER UNITED

<https://www.lisasellsymm.com/>



RE/MAX Fort McMurray

9919 Biggs Avenue , Fort McMurray, AB,

Phone: 780-880-7173
jadenek@remax.net