



**289 Thrush Street**  
**Fort McMurray, Alberta**

**MLS # A2300729**



**\$614,900**

<b>Division:</b>	Eagle Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,861 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Additional Parking, Alley Access, Garage Door Opener, Garage Faces Rear,		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Corner Lot, Front Yard, Landscaped, Street Lighting, Treed		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas, See Remarks	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Wood	<b>Sewer:</b>	Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1S
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Built-in Features, Central Vacuum, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Separate Entrance, Sump Pump(s), Vinyl Windows

**Inclusions:** Living room T.V. wall mount

If you've been waiting for the home that When you walk in you immediately fall in love. This custom renovated single-family home is sure to please. Every detail has been thoughtfully thought out and custom quality renovations throughout. This home is a pleasure to show immaculately kept, and you can feel the pride the current owners have when you walk into this home. Upon walking into the bright entryway you are greeted by upgraded Engineered wood flooring. Beautiful Inviting Living room Featuring a beautiful Custom tiled 2 way fireplace and wood mantle . The bright and spacious living room seamlessly flows into the Updated Kitchen and dining room area. The open concept kitchen and dining room is sure to please with upgraded granite countertops and dark wood cabinets, stainless steel appliances , corner pantry , ceramic tile backsplash , crown molding & boasting a sit up breakfast bar area sure to be enjoyed . The spacious dinette area also enjoys a view of the 2 way fireplace and beautiful tile and wooden mantle. Back entrance area features a 2 piece bathroom, back storage closet, and entrance to your back deck. Heading to the upper level, The large windows brighten up the staircase that Leads to the upper level Boasting New Carpet throughout, Featuring a Bonus room/ Gym area, You'll also find 3 bedrooms, the primary suite features walk-in closet a three-piece en suite , and there is 2 more spacious bedrooms, and a lovely Upper level Laundry room, and also a Four piece Bathroom, completing the upper level Heading to the basement there's a separate entrance to the two bedroom in law suite, Eat in kitchen with living room area, a 4 piece bathroom, 2 more bedrooms, utility and storage area. There is also laundry to complete the suite. Heading outside The well-maintained and low maintenance backyard has a Detached

garage with additional parking alongside the garage, Gravel Parking area for RV parking. All appliances include 2 Fridges, 2 Stoves, 1 built-in dishwasher, 2 washers, 2 dryers, window blinds, central air conditioner, central vacuum with attachments. If you're looking for a home that needs no work, pack your bags. This is the home for you.