# \$665,000 - 109 Pintail Place, Fort McMurray

MLS® #A2200580

# \$665,000

5 Bedroom, 4.00 Bathroom, 2,244 sqft Residential on 0.15 Acres

Eagle Ridge, Fort McMurray, Alberta

Don't miss out - PRICED to SELL!! Located in the sought-after Eagle Ridge neighborhood, this stunning 5-bedroom, 3.5-bathroom home offers an ideal blend of luxury, comfort, and convenience. With a fully finished 2-bedroom legal basement suite featuring a separate entrance, full kitchen, and laundry, this property is perfect for extended family or rental income!

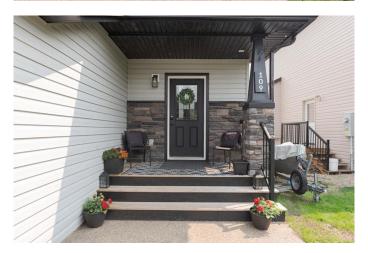
Step inside the spacious front entrance and be welcomed by hardwood floors and ceramic tiles throughout the main level. The living room is warm and inviting with a gas fireplace, while the chef's kitchen boasts granite countertops, a walk-through pantry, and ample cabinetry. A convenient main floor laundry room and a half bath complete this level. Upstairs, you'll find a large bonus room, perfect for a family retreat. The primary suite offers a spa-like ensuite, while two additional bedrooms and another full bath provide plenty of space.

The fully finished basement suite is a standout feature, offering in-floor heating, two bedrooms, a full kitchen, laundry, and a private entranceâ€"a fantastic mortgage helper!

Outside, the fully fenced yard provides privacy and space for outdoor enjoyment. The double attached garage also features in-floor heating, adding extra comfort during the winter months. Don't forget the convenient location - near elementary schools, playgrounds, walking trails, the movie theatre, restaurants, pubs and so much more! This home truly has it







allâ€"space, style, and a prime location! Book your showing today!

## Built in 2011

# **Essential Information**

MLS® # A2200580 Price \$665,000

Bedrooms 5
Bathrooms 4.00
Full Baths 3
Half Baths 1

Square Footage 2,244
Acres 0.15
Year Built 2011

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

# **Community Information**

Address 109 Pintail Place

Subdivision Eagle Ridge
City Fort McMurray
County Wood Buffalo

Province Alberta
Postal Code T9K 0R1

#### **Amenities**

Utilities Electricity Connected, Natural Gas Connected

Parking Spaces 4

Parking Double Garage Attached, Off Street

# of Garages 2

# Interior

Interior Features High Ceilings, Walk-In Closet(s), Granite Counters, Kitchen Island,

Separate Entrance, Sump Pump(s)

Appliances Dishwasher, Dryer, Electric Range, Refrigerator, Washer, Central Air

Conditioner, Microwave, Range, Washer/Dryer

Heating Forced Air, Natural Gas, In Floor

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas, Family Room

Has Basement Yes

Basement Finished, Full, Exterior Entry, Suite, Walk-Out

## **Exterior**

Exterior Features Other

Lot Description Back Yard, Front Yard, Landscaped

Roof Asphalt Shingle

Construction Vinyl Siding, Concrete

Foundation Poured Concrete

## **Additional Information**

Date Listed March 9th, 2025

Days on Market 99

Zoning R1

# **Listing Details**

Listing Office EXP REALTY

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