



THE
A-TEAM

**RE/MAX
FIRST**

149 PINTAIL Place, Fort McMurray T9K 0R1

MLS®#: **A2153182**

Area: **Eagle Ridge**

Listing Date: **07/27/24**

List Price: **\$645,000**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Fort McMurray**
Year Built: **2011**
Lot Information
Lot Sz Ar: **5,247 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,846**
Low Sqft:
Ttl Sqft: **1,846**

DOM

53
Layout
Beds: **6 (4 2)**
Baths: **4.0 (4 0)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Landscaped**
Park Feat: **Concrete Driveway, Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Floor Furnace, Natural Gas**
Sewer:
Ext Feat: **Balcony**

Construction:
See Remarks
Flooring:
Carpet, Laminate, Wood
Water Source:
Fnd/Bsmt:
Poured Concrete

Kitchen Appl: **See Remarks**
Int Feat: **No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Stone Counters, Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Second	0`0" x 0`0"
4pc Bathroom	Main	0`0" x 0`0"
Bedroom	Second	10`2" x 12`5"
Bedroom - Primary	Second	16`1" x 11`8"
Kitchen	Main	14`6" x 10`0"
Bedroom	Main	14`0" x 8`6"
Bedroom	Basement	10`9" x 10`9"

Room	Level	Dimensions
4pc Ensuite bath	Second	0`0" x 0`0"
4pc Bathroom	Basement	0`0" x 0`0"
Bedroom	Second	10`9" x 10`9"
Living Room	Main	16`6" x 12`5"
Dining Room	Main	16`6" x 9`1"
Bedroom	Basement	11`10" x 8`11"
Kitchen With Eating Area	Basement	13`2" x 13`9"

Living Room

Basement

15`11" x 12`1"

Pantry
Legal/Tax/Financial

Main

16`6" x 12`5"

Title:
Fee Simple
Legal Desc:

0920231

Zoning:
R1

Remarks

Pub Rmks:

LEGAL SUITE - WALK OUT BASEMENT - BALCONY DECK OVER LOOKING THE EAGLE RIDGE VALLEY - This BEAUTY is situated on a quiet cul de sac in Popular Eagle Ridge. This spacious 2 storey home features a cozy gas fireplace with sunken living room open to the kitchen that has granite countertops, beautiful mocha cabinetry, surrounded with beautiful wood flooring! The mezzanine style dining room connects to a main floor bedroom, which could be an office or play room for the kids. There is a sliding patio door leading to your beautiful deck overlooking your backyard. The main floor flows into the kitchen and WALK THROUGH BUTLER Pantry which connects to main floor laundry. There is also the convenience of a FULL 4pc bathroom for guests and direct access to your ATTACHED DOUBLE HEATED GARAGE! The upper floor features 2 full bathrooms, 3 bedrooms, with the Primary bedroom having a walk in closet and private ensuite bath. There is also a balcony deck off the Primary bedroom to enjoy your morning coffee! The basement is fully develop with a SEPARATE ENTRANCE to a 2 bedroom LEGAL SUITE, the setup is PERFECT and SPACIOUS for the savvy buyer who wants the mortgage helper or is versatile for extended family. The yard is a great size for the kids or pets! BONUS: HEATED GARAGE, CENTRAL A/C, CENTRAL VAC roughed in, GRANITE COUNTERS, and more! THIS ONE WILL GO QUICK SO ACT NOW! CALL TODAY!

Inclusions:
Property Listed By:

**fridge x 2, stove x 2, dishwasher, microwave, washer/dryer x 2, all window coverings, heater in garage, central a/c
RE/MAX FORT MCMURRAY**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (780) 804-4800