



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**216 PINNACLE Place, Fort McMurray T9K 0E3**

MLS® #: **A2157407**

Area: **Timberlea**

Listing Date: **08/13/24**

List Price: **\$549,888**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$12, 07-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Fort McMurray**  
Year Built: **2007**  
Lot Information  
Lot Sz Ar: **4,095 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **1,835**  
Low Sqft:  
Ttl Sqft: **1,835**

DOM

**36**  
Layout  
Beds: **4 (3 1 )**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Parking

Ttl Park: **5**  
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Fruit Trees/Shrub(s),Front Yard,Lawn,Landscaped**  
Park Feat: **Double Garage Attached,Garage Door Opener,Insulated**

Utilities and Features

Roof: **Asphalt**  
Heating: **Forced Air,Natural Gas**  
Sewer: **Public Sewer**  
Ext Feat: **Private Yard**

Construction: **Asphalt**  
Flooring: **Carpet,Ceramic Tile,Hardwood**  
Water Source: **Public**  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dryer,Garage Control(s),Range,Range Hood,Refrigerator,Stove(s),Tankless Water Heater,Washer,Washer/Dryer,Window Coverings**  
Int Feat: **Bar,Built-in Features,French Door,High Ceilings,Jetted Tub,Kitchen Island,No Smoking Home,Pantry,See Remarks,Sump Pump(s),Tankless Hot Water,Vaulted Ceiling(s),Vinyl Windows,Wet Bar**  
Utilities: **Cable Connected,Electricity Connected,Natural Gas Connected,Garbage Collection,Phone Connected,Sewer Connected,Water Connected**

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>2pc Bathroom</b>	<b>Main</b>	<b>6`1" x 2`5"</b>	<b>4pc Bathroom</b>	<b>Upper</b>	<b>7`2" x 5`1"</b>
<b>4pc Ensuite bath</b>	<b>Upper</b>	<b>9`2" x 10`3"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>11`0" x 10`11"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>10`3" x 11`0"</b>	<b>Bedroom - Primary</b>	<b>Upper</b>	<b>15`6" x 14`6"</b>
<b>3pc Bathroom</b>	<b>Basement</b>	<b>8`0" x 5`1"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>9`11" x 9`3"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**0621366**

Zoning:  
**R1S**

Remarks

Pub Rmks:

**BONUS ROOM, CUL DE SAC LOCATION, PRIDE OF OWNERSHIP AND RVPARKING. Introducing 216 Pinnacle Place, this fantastic family home in a highly sought-after location! Situated in a family-oriented cul-de-sac, this property offers a perfect blend of convenience and community. One of the standout features of this home is its proximity to schools of all grade levels, making it incredibly convenient for families. Children can easily walk to elementary schools, high schools, and junior high sports fields, ensuring a stress-free morning routine. As you enter the property, you'll be greeted by a well-maintained exterior, with a large front driveway for RV parking, exposed aggregate driveway and walkways, and a double attached garage. The fully fenced yard boasts a spacious deck, perfect for entertaining or enjoying some outdoor relaxation. Step inside and you'll find over 2400 sq ft of living space. Enter a foyer that leads to the main level an open concept design, with hardwood floors in the great room and a cozy gas fireplace. The spacious kitchen is a chef's dream, featuring a wraparound island with an eat-up breakfast bar, all new appliances within the past two years, refurbished cabinets offering two tone colors making this space not only functional but stylish too. The large dining nook tucks your large dining in quiet nicely and this area is surrounded by windows and a garden door taking you to your BBQ deck. Additionally, the main level includes a convenient two-piece powder room and a separate laundry room with high-end washer and dryer. The upper level will be your family's getaway space. First stop is the massive bonus room with vaulted ceilings and huge windows, creating a warm and inviting atmosphere for family gatherings. Upstairs, you'll discover three bedrooms and two full bathrooms. The Primary en-suite is a true retreat, complete with a corner tub and stand-up shower. The fully finished basement offers a versatile family room, perfect for movie nights or a home gym. Plus, there's a wet bar, adding an extra touch of convenience for entertaining guests. The lower level has a 4th bedroom and full bathroom. Additional features of this 4-bedroom 4-bathroom home include central AC for your Summer comfort and a recently replaced hot water tank (6 months old). Don't miss out on the opportunity to call this fantastic property home. CALL today to schedule a viewing and experience the incredible neighborhood and amazing neighbors that make Pinnacle Place the place to be!**

Inclusions:  
Property Listed By:

**Fridge, stove, dishwasher, washer, dryer, blinds, central a/c, garage remote, alarm system no contract  
COLDWELL BANKER UNITED**

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