



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**104 PINTO Place, Fort McMurray T9H 5K7**

MLS®#: **A2165696**      Area: **Prairie Creek**      Listing Date: **09/13/24**      List Price: **\$499,900**  
 Status: **Active**      County: **Wood Buffalo**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Fort McMurray**  
 Year Built: **2003**  
Lot Information  
 Lot Sz Ar: **5,489 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,354**  
 Low Sqft:  
 Ttl Sqft: **1,354**

DOM

**6**  
Layout  
 Beds: **5 (3 2 )**  
 Baths: **3.0 (3 0)**  
 Style: **Bungalow**

Parking

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

Access:

Lot Feat: **Back Yard,Cul-De-Sac,Front Yard,Landscaped,Standard Shaped Lot**  
 Park Feat: **Double Garage Attached,Driveway,Heated Garage**

Utilities and Features

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

Construction: **Vinyl Siding**  
 Flooring: **Cork,Laminate**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Refrigerator,Stove(s),Washer,Window Coverings**  
 Int Feat: **Granite Counters,Jetted Tub,Kitchen Island,Vaulted Ceiling(s),Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Foyer	Main	9`8" x 6`4"	Living Room	Main	15`11" x 18`8"
Dining Room	Main	12`2" x 16`2"	Kitchen	Main	11`4" x 15`9"
Bedroom - Primary	Main	10`7" x 14`0"	4pc Ensuite bath	Main	10`7" x 14`0"
Bedroom	Main	9`0" x 12`3"	Bedroom	Main	9`11" x 12`3"
4pc Bathroom	Main	8`3" x 4`11"	Game Room	Basement	18`2" x 27`6"
Bedroom	Basement	16`9" x 11`6"	3pc Bathroom	Basement	8`3" x 11`7"
Bedroom	Basement	14`11" x 14`1"	Furnace/Utility Room	Basement	14`10" x 10`1"

Title:  
**Fee Simple**  
Legal Desc:

**0225810**

Zoning:  
**R1S**

Remarks

Pub Rmks:

**Welcome to 104 Pinto Place! This fantastic, well-maintained single-family home features 5 bedrooms and 3 full bathrooms, epitomizing comfort and functionality. Upon entering, you are welcomed through a spacious entryway leading to a stunning living room with vaulted ceilings and large, bright windows that flood the space with natural light. Make your way past the cozy gas fireplace to the dining area, which provides access to the deck outside. The kitchen boasts rich oak cabinetry, gleaming granite counters, ample storage space, and more. The three bedrooms on the main level are generously sized, with the primary bedroom featuring its own walk-in closet and 4-piece ensuite. The other two bedrooms have good-sized closets, and a main 4-piece bathroom completes this level. The fully developed basement offers a large recreation room with another gas fireplace, making it perfect for game nights! This floor also includes two additional bedrooms, a 3-piece bathroom, and a large storage room for your convenience. Outside, you'll find a gorgeous southwest-facing backyard with a full-length, freshly painted deck—an ideal space for hosting summer barbecues! The double attached heated garage is a true man cave, featuring industrial ceiling and wall panelling, shelving, and epoxy flooring. Located in a quiet cul-de-sac, this home is close to all amenities and is in move-in-ready condition, making it a great choice for a family home. Check out the photos, floor plans and 3D tour, and call today to book your personal viewing.**

**Inclusions: Refrigerator, Stove, Dishwasher, Washer, Dryer, All Window Coverings, and Garage Heater.**

**Property Listed By: ROYAL LEPAGE BENCHMARK**

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

















