



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**136 PINNACLE Place, Fort McMurray T9K 0C8**

MLS®#: **A2172780**      Area: **Timberlea**      Listing Date: **10/12/24**      List Price: **\$509,900**  
 Status: **Active**      County: **Wood Buffalo**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Fort McMurray**      Finished Floor Area  
 Year Built: **2006**      Abv Sqft: **1,339**  
 Lot Information      Low Sqft:  
 Lot Sz Ar: **4,222 sqft**      Ttl Sqft: **1,339**  
 Lot Shape:

DOM

**6**  
Layout  
 Beds: **5 (2 3 )**  
 Baths: **3.0 (3 0)**  
 Style: **Bi-Level**

Parking

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

Access:

Lot Feat: **Few Trees,Low Maintenance Landscape**  
 Park Feat: **Double Garage Attached,Off Street**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Vinyl Siding,Wood Frame**  
 Heating: **In Floor,Forced Air,Natural Gas**      Flooring: **Carpet,Hardwood,Tile**  
 Sewer:      Water Source:  
 Ext Feat: **BBQ gas line**      Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Central Air Conditioner,Dishwasher,Garage Control(s),Microwave,Refrigerator,Stove(s),Washer/Dryer**  
 Int Feat: **Central Vacuum,Closet Organizers,Kitchen Island,Pantry,Vinyl Windows,Walk-In Closet(s),Wired for Sound**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	16`6" x 24`11"	Kitchen	Main	8`11" x 14`0"
Foyer	Main	8`11" x 11`6"	Dining Room	Main	8`3" x 14`0"
Bedroom - Primary	Main	15`1" x 24`11"	3pc Bathroom	Main	
4pc Bathroom	Main		Bedroom	Main	9`6" x 12`3"
Game Room	Basement	23`4" x 27`1"	Bedroom	Basement	12`4" x 10`4"
Bedroom	Basement	13`2" x 10`11"	Bedroom	Basement	9`0" x 12`9"
4pc Bathroom	Basement				

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R1S**

**0621366**

Remarks

Pub Rmks: **Professionally painted from top to bottom-This 5-bedroom, 3-bathroom bi-level home combines comfort and functionality with a few thoughtful upgrades, making it move-in ready and ideal for everyday living. With an attached, heated 2-car garage and additional parking on the front driveway, you'll have plenty of space for vehicles year-round. Inside, the main level features durable hardwood and tile flooring throughout the main areas, with cozy carpeting in the bedrooms. The front living room is bright and open, thanks to large picture windows, and the gas fireplace makes it a comfortable gathering spot. An optional formal dining area can adapt to whatever suits your needs best. The kitchen offers everything you need, including maple cabinets, a center island, stainless steel appliances, and a pantry for added storage. Sliding patio doors lead from the dining nook to an impressive deck, complete with a natural gas BBQ (included)—great for easy outdoor dining and entertaining. The backyard is low-maintenance, featuring rock landscaping that's ideal for a dog run, plus mature trees that offer shade and privacy. The primary bedroom is spacious and includes its own access to the rear deck, a walk-in closet, and an ensuite bathroom with an oversized, custom-tiled shower and in-floor heating. Downstairs, the fully finished basement offers in-floor heating and large windows, providing a bright and comfortable space. The open rec room, three additional bedrooms, and a full bathroom make it versatile for family, guests, or hobbies. The home also features built-in surround sound speakers and central air conditioning. Conveniently located just half a block from Ecole McTavish and Holy Trinity High Schools, this home is perfect for families with older kids. Students can easily walk to school, come home for a healthy lunch, and skip the hassle of bus rides or long commutes. To top it off, the seller is offering to replace the basement carpet before closing or provide a credit so you can choose your preferred flooring. Plus, the furnishings are all negotiable! Come take a look at this well-maintained home with a layout that works for everyday living—schedule a showing today!**

Inclusions: **fridge, stove, dishwasher, otr microwave, washer, dryer, central a/c, central vacuum, nat. gas BBQ, stand up freezer and shelving in garage, garage heater, garage remote, furnishings (neg)**

Property Listed By: **COLDWELL BANKER UNITED**

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









