



THE
A-TEAM

**RE/MAX
FIRST**

136 PINNACLE Place, Fort McMurray T9K 0C8

MLS® #: **A2189525** Area: **Timberlea** Listing Date: **01/22/25** List Price: **\$489,990**
 Status: **Active** County: **Wood Buffalo** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Fort McMurray**
 Year Built: **2006**
Lot Information
 Lot Sz Ar: **4,222 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Few Trees,Low Maintenance Landscape**
 Park Feat: **Double Garage Attached,Heated Garage,Off Street**

Finished Floor Area
 Abv Sqft: **1,340**
 Low Sqft:
 Ttl Sqft: **1,340**

DOM

43
Layout
 Beds: **5 (2 3)**
 Baths: **3.0 (3 0)**
 Style: **Bi-Level**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **In Floor,Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **BBQ gas line**
 Construction: **Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Hardwood,Tile**
 Water Source:
 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: **0621366**

Zoning: **R1S**

Remarks

Pub Rmks: **PROFESSIONALLY PAINTED THROUGHOUT! BASEMENT IN-FLOOR HEAT! This 5-bedroom, 3-bathroom home boasts 2533 sqft of developed living space and features quality finishes throughout- including hardwood and tile throughout most of the main floor. The entrance is spacious with room for all the family members to step inside with a coat closet and direct access to the HEATED DOUBLE GARAGE (stand up freezer and shelving included). 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- a large family dining table or use this as more livingroom space.The kitchen offers everything you need, including maple cabinets, a center island, stainless steel appliances, and a corner pantry for added storage. Sliding patio doors lead from the dining nook to an large deck, complete with a NATURAL GAS BBQ (INCLUDED) 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 has cozy carpet and includes its own access to the back deck, a walk-in closet, and an ensuite bathroom with HEATED TILE FLOORS AND CUSTOM 2 PERSON TILED GLASS SHOWER. Another bedroom and bathroom finish off the main floor- The lower level is an impressive space with in-floor heating and large windows which stream the natural light, providing a bright and comfortable rec room. 3 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 kids. Older 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 WILL REPLACE THE BASEMENT CARPET & UNDERLAY BEFORE CLOSING or provide a credit so you can choose your preferred flooring. Plus, ALL FURNITURE IS NEGOTIABLE! What else? CENTRAL AIR CONDITIONING, HOT WATER ON DEMAND, CENTRAL VACUUM AND ATTACHMENTS! Don't miss this one- With elementary schools and high schools, and playgrounds & Sledding hills all within walking distance, this will be the perfect home for your family for the next 15+ years! Call Today to arrange your viewing. 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, MICROWAVE, WASHER, DRYER, CENTRAL A/C, CENTRAL VACUUM, GARAGE REMOTE, SHELIVING IN GARAGE, STAND UP FREEZER IN GARAGE, NATURAL GAS BBQ, MOST FURNITURE NEGOTIABLE**
 Property Listed By: **COLDWELL BANKER UNITED**

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







