



THE
A-TEAM

**RE/MAX
FIRST**

109 PINTAIL Place, Fort McMurray T9K 0R1

MLS® #: **A2200580** Area: **Eagle Ridge** Listing Date: **03/09/25** List Price: **\$695,000**
 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: **2011** Abv Sqft: **2,244**
 Lot Information Low Sqft:
 Lot Sz Ar: **6,495 sqft** Ttl Sqft: **2,244**
 Lot Shape:

DOM

1
Layout
 Beds: **5 (3 2)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Back Yard,Front Yard,Landscaped**
 Park Feat: **Double Garage Attached,Off Street**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Concrete,Vinyl Siding**
 Heating: **In Floor,Forced Air,Natural Gas** Flooring: **Carpet,Hardwood,Tile**
 Sewer: **Public Sewer** Water Source: **Public**
 Ext Feat: **Other** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Range,Microwave,Range,Refrigerator,Washer,Washer/Dryer**
 Int Feat: **Granite Counters,High Ceilings,Kitchen Island,Separate Entrance,Sump Pump(s),Walk-In Closet(s)**
 Utilities: **Electricity Connected,Natural Gas Connected**

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			<u>Legal/Tax/Financial</u>		

Title: **Fee Simple** Zoning: **R1**
 Legal Desc: **0920231**

Remarks

Pub Rmks:

Located in the sought-after Eagle Ridge neighborhood, this stunning 5-bedroom, 3.5-bathroom home offers an ideal blend of luxury, comfort, and convenience. With a fully finished 2-bedroom legal basement suite featuring a separate entrance, full kitchen, and laundry, this property is perfect for extended family or rental income! Step inside the spacious front entrance and be welcomed by hardwood floors and ceramic tiles throughout the main level. The living room is warm and inviting with a gas fireplace, while the chef's kitchen boasts granite countertops, a walk-through pantry, and ample cabinetry. A convenient main floor laundry room and a half bath complete this level. Upstairs, you'll find a large bonus room, perfect for a family retreat. The primary suite offers a spa-like ensuite, while two additional bedrooms and another full bath provide plenty of space. The fully finished basement suite is a standout feature, offering in-floor heating, two bedrooms, a full kitchen, laundry, and a private entrance—a fantastic mortgage helper! Outside, the fully fenced yard provides privacy and space for outdoor enjoyment. The double attached garage also features in-floor heating, adding extra comfort during the winter months. Don't forget the convenient location - near elementary schools, playgrounds, walking trails, the movie theatre, restaurants, pubs and so much more! This home truly has it all—space, style, and a prime location! Book your showing today!

Inclusions:

Refrigerator (2), OTR Microwave, Range (2), Dishwasher (2), Washer (2), Dryer (2), Microwave
EXP REALTY

Property Listed By:

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











