



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: **\$690,000**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$5k, 28-Mar**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

2011

Lot Information

Finished Floor Area

Lot Sz Ar:

6,495 sqft

Lot Shape:

Abv Sqft:

2,244

Low Sqft:

Ttl Sqft:

2,244

DOM

39

Layout

Beds:

5 (3 2)

Baths:

3.5 (3 1)

Style:

2 Storey

Parking

Ttl Park:

4

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Back Yard,Front Yard,Landscaped

Double Garage Attached,Off Street

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **In Floor,Forced Air,Natural Gas**

Sewer: **Public Sewer**

Ext Feat: **Other**

Construction:

Concrete,Vinyl Siding

Flooring:

Carpet,Hardwood,Tile

Water Source:

Public

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

Room

Level

Dimensions

2pc Bathroom

Main

5`1" x 5`2"

Foyer

Main

14`1" x 7`9"

Laundry

Main

9`0" x 9`5"

4pc Bathroom

Second

7`9" x 5`8"

Bedroom

Second

10`1" x 11`2"

Family Room

Second

21`7" x 20`10"

Room

Level

Dimensions

Dining Room

Main

13`1" x 6`7"

Kitchen

Main

13`2" x 17`0"

Living Room

Main

19`8" x 17`0"

4pc Ensuite bath

Second

11`7" x 10`0"

Bedroom

Second

10`9" x 10`2"

Bedroom - Primary

Second

14`8" x 16`9"

4pc Bathroom	Basement	4`11" x 8`10"	Bedroom	Basement	8`10" x 12`7"
Bedroom	Basement	10`3" x 12`7"	Kitchen	Basement	15`9" x 13`6"
Game Room	Basement	10`1" x 23`9"	Furnace/Utility Room	Basement	8`4" x 9`0"
Legal/Tax/Financial					

Title:	Zoning:
Fee Simple	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
Property Listed By:	EXP REALTY

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











