



THE
A-TEAM

**RE/MAX
FIRST**

136 PINNACLE Place, Fort McMurray T9K 0C8

MLS®#: **A2217960**

Area: **Timberlea**

Listing Date: **05/05/25**

List Price: **\$487,500**

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:

Finished Floor Area

Abv Sqft:

1,340

Low Sqft:

Ttl Sqft:

1,340

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:

Park Feat:

Few Trees,Low Maintenance Landscape

Double Garage Attached,Heated Garage,Off Street

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

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
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 throughout and featuring basement in-floor heat, this well-maintained 5-bedroom, 3-bathroom home offers 2,533 square feet of developed living space with quality finishes throughout. The main floor showcases hardwood and tile flooring in most areas, creating a clean and timeless look. The spacious front entry includes a coat closet and provides direct access to the heated double garage, which comes equipped with a stand-up freezer and built-in shelving. Large picture windows in the front living room fill the space with natural light, while a gas fireplace adds warmth and comfort. The formal dining area is flexible and can be adapted to suit your needs, whether as a traditional dining room or additional living space. The kitchen is equipped with maple cabinetry, a center island, stainless steel appliances, and a corner pantry for extra storage. A bright dining nook opens onto a generous back deck through sliding patio doors, where a natural gas BBQ is included. The backyard is designed for low maintenance, with rock landscaping that's ideal for a dog run and mature trees providing both shade and privacy. The primary bedroom features soft carpet underfoot, direct access to the back deck, a walk-in closet, and a private ensuite with heated tile floors and a custom two-person tiled glass shower. Another bedroom and a full bathroom complete the main level. Downstairs, the fully finished basement offers in-floor heating, large windows for natural light, and a spacious rec room perfect for relaxing or entertaining. Three additional bedrooms and a full bathroom provide plenty of room for guests, older children, or home offices. Additional features include built-in surround sound speakers, central air conditioning, hot water on demand, and central vacuum with attachments. The seller will replace the basement carpet and underlay before closing or offer a credit so the buyer can select their own flooring. All furniture is negotiable. Located just half a block from Ecole McTavish and Holy Trinity High Schools, this home is ideal for families with school-aged children. With elementary schools, playgrounds, and sledding hills all within walking distance, this property is truly designed for convenient and comfortable family living. Come take a look at this functional, welcoming home and imagine your family settling in for years to come. Schedule your private viewing today.**

Inclusions: **FRIDGE, STOVE, DISHWASHER, OTR MICROWAVE, WASHER, DRYER, CENTRAL A/C, CENTRAL VACUUM, NATURAL GAS BBQ, STAND UP FREEZER IN GARAGE, SHELIVING IN GARAGE, GARAGE REMOTE, FURNISHINGS NEGOTIABLE**

Property Listed By: **COLDWELL BANKER UNITED**

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







