



THE
A-TEAM

**RE/MAX
FIRST**

109 PINTAIL Place, Fort McMurray T9K 0R1

MLS® #: **A2231894**

Area: **Eagle Ridge**

Listing Date: **06/17/25**

List Price: **\$665,000**

Status: **Pending**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

2011

Lot Information

Finished Floor Area

Abv Sqft:

2,244

Low Sqft:

Lot Sz Ar:

6,495 sqft

Ttl Sqft:

2,244

Lot Shape:

DOM

22

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

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

Room

Level

Dimensions

Legal/Tax/Financial

Title:

Fee Simple

Zoning:

R1

Legal Desc:

0920231

Remarks

Pub Rmks:

PRICED to SELL!! 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! Don't miss out - book today!

Inclusions:

N/A

Property Listed By:

EXP REALTY

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











