

# \$690,000 - 109 Pintail Place, Fort McMurray

MLS® #A2200580

**\$690,000**

5 Bedroom, 4.00 Bathroom, 2,244 sqft

Residential on 0.15 Acres

Eagle Ridge, Fort McMurray, Alberta

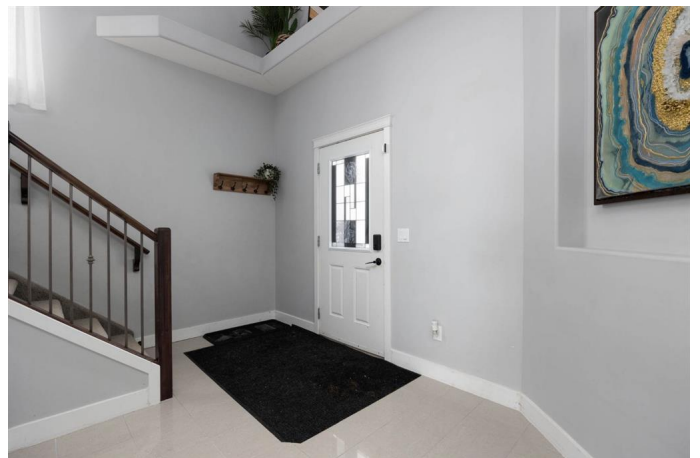
Located in the sought-after Eagle Ridge neighborhood, this stunning 5-bedroom, 3.5-bathroom home offers an ideal blend of luxury, comfort, and convenience. With a fully finished 2-bedroom legal basement suite featuring a separate entrance, full kitchen, and laundry, this property is perfect for extended 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!

Built in 2011

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2200580    |
| Price          | \$690,000   |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,244       |
| Acres          | 0.15        |
| Year Built     | 2011        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### **Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 109 Pintail Place |
| Subdivision | Eagle Ridge       |
| City        | Fort McMurray     |
| County      | Wood Buffalo      |
| Province    | Alberta           |
| Postal Code | T9K 0R1           |

### **Amenities**

|                |  |
|----------------|--|
| Utilities      | Electricity Connected, Natural Gas Connected |
| Parking Spaces | 4  |
| Parking        | Double Garage Attached, Off Street           |
| # of Garages   | 2  |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | Granite Counters, High Ceilings, Kitchen Island, Separate Entrance, Walk-In Closet(s), Sump Pump(s)              |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Range, Microwave, Range, Refrigerator, Washer, Washer/Dryer |
| Heating           | In Floor, Forced Air, Natural Gas  |

|                 |   |
|-----------------|---|
| Cooling         | Central Air                                     |
| Fireplace       | Yes   |
| # of Fireplaces | 1   |
| Fireplaces      | Family Room, Gas                                |
| Has Basement    | Yes   |
| Basement        | Exterior Entry, Finished, Full, Suite, Walk-Out |

## Exterior

|                   |                                   |
|-------------------|-----------------------------------|
| Exterior Features | Other                             |
| Lot Description   | Back Yard, Front Yard, Landscaped |
| Roof              | Asphalt Shingle                   |
| Construction      | Concrete, Vinyl Siding            |
| Foundation        | Poured Concrete                   |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | March 9th, 2025 |
| Days on Market | 39              |
| Zoning         | R1              |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | EXP REALTY |
|----------------|------------|

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