

**109 Pintail Place  
Fort McMurray, Alberta**

**MLS # A2200580**



**\$685,000**

<b>Division:</b>	Eagle Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,244 sq.ft.	<b>Age:</b>	2011 (14 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Off Street		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected
<b>Features:</b>	Granite Counters, High Ceilings, Kitchen Island, Separate Entrance, Sump Pump(s), Walk-In Closet(s)		

**Inclusions:** Refrigerator (2), OTR Microwave, Range (2), Dishwasher (2), Washer (2), Dryer (2), Microwave

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!