

# **\$619,000 - 149 Pintail Place, Fort McMurray**

MLS® #A2203546

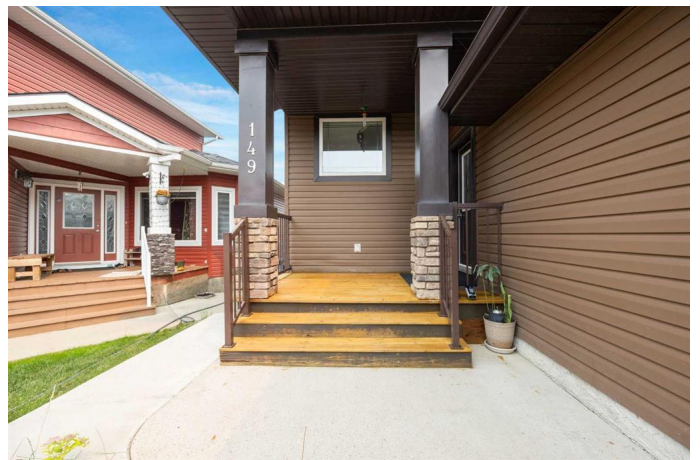
**\$619,000**

6 Bedroom, 4.00 Bathroom, 1,846 sqft

Residential on 0.12 Acres

Eagle Ridge, Fort McMurray, Alberta

LEGAL SUITE - WALK OUT BASEMENT - BALCONY DECK OVER LOOKING THE EAGLE RIDGE VALLEY - This BEAUTY is situated on a quiet cul de sac in Popular Eagle Ridge. This spacious 2 storey home features a cozy gas fireplace with sunken living room open to the kitchen that has granite countertops, beautiful mocha cabinetry, surrounded with beautiful wood flooring! The mezzanine style dining room connects to a main floor bedroom, which could be an office or play room for the kids. There is a sliding patio door leading to your beautiful deck overlooking your backyard. The main floor flows into the kitchen and WALK THROUGH BUTLER Pantry which connects to main floor laundry. There is also the convenience of a FULL 4pc bathroom for guests and direct access to your ATTACHED DOUBLE HEATED GARAGE! The upper floor features 2 full bathrooms, 3 bedrooms, with the Primary bedroom having a walk in closet and private ensuite bath. There is also a balcony deck off the Primary bedroom to enjoy your morning coffee! The basement is fully develop with a SEPARATE ENTRANCE to a 2 bedroom LEGAL SUITE, the setup is PERFECT and SPACIOUS for the savvy buyer who wants the mortgage helper or is versatile for extended family. The yard is a great size for the kids or pets! BONUS: HEATED GARAGE, CENTRAL A/C, CENTRAL VAC roughed in, GRANITE COUNTERTOPS, and more! THIS ONE WILL GO QUICK SO ACT NOW! CALL TODAY!



Built in 2011

## Essential Information

MLS® #	A2203546
Price	\$619,000
Bedrooms	6
Bathrooms	4.00
Full Baths	4
Square Footage	1,846
Acres	0.12
Year Built	2011
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	149 Pintail Place
Subdivision	Eagle Ridge
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 0R1

## Amenities

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached
# of Garages	2

## Interior

Interior Features	No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Stone Counters, Walk-In Closet(s)
Appliances	See Remarks
Heating	Natural Gas, Floor Furnace
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes

Basement	Exterior Entry, Finished, Full, Suite, Walk-Out
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## Exterior

Exterior Features	Balcony
Lot Description	Landscaped
Roof	Asphalt Shingle
Construction	See Remarks
Foundation	Poured Concrete

## Additional Information

Date Listed	March 18th, 2025
Days on Market	90
Zoning	R1

## Listing Details

Listing Office	RE/MAX Connect
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