

# \$487,500 - 136 Pinnacle Place, Fort McMurray

MLS® #A2217960

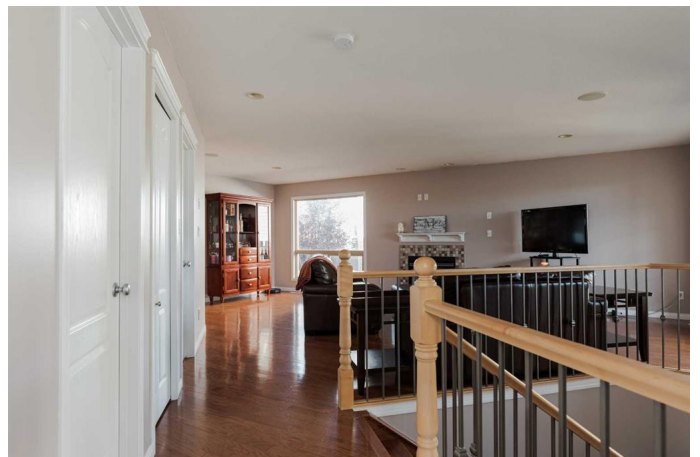
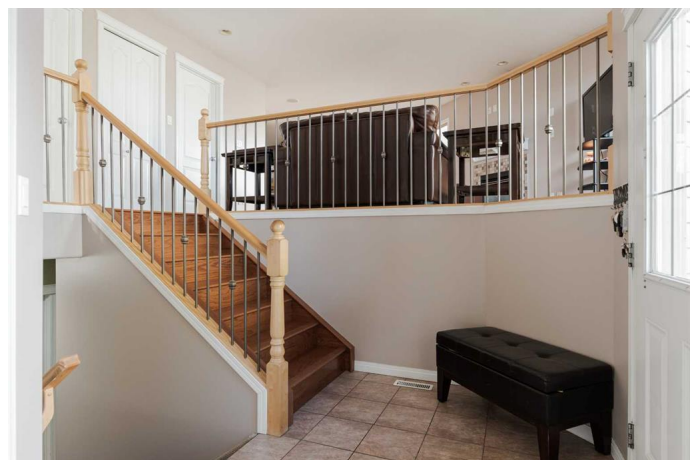
**\$487,500**

5 Bedroom, 3.00 Bathroom, 1,340 sqft  
Residential on 0.10 Acres

Timberlea, Fort McMurray, Alberta

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.

Built in 2006

**Essential Information**

MLS® #	A2217960
Price	\$487,500
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,340
Acres	0.10

Year Built	2006
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### Community Information

Address	136 Pinnacle Place
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 0C8

### Amenities

Parking Spaces	4
Parking	Double Garage Attached, Heated Garage, Off Street
# of Garages	2

### Interior

Interior Features	Central Vacuum, Closet Organizers, Kitchen Island, Pantry, Vinyl Windows, Walk-In Closet(s), Wired for Sound
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas, In Floor
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	BBQ gas line
Lot Description	Few Trees, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	May 5th, 2025
Days on Market	1
Zoning	R1S

### **Listing Details**

Listing Office	COLDWELL BANKER UNITED
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