# \$665,000 - 109 Pintail Place, Fort McMurray

MLS® #A2231894

## \$665,000

5 Bedroom, 4.00 Bathroom, 2,244 sqft Residential on 0.15 Acres

Eagle Ridge, Fort McMurray, Alberta

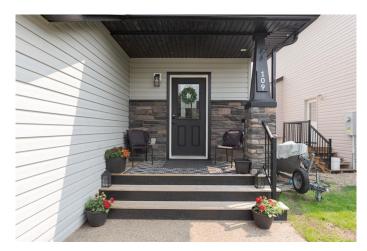
PRICED to SELL!! Located in the sought-after Eagle Ridge neighborhood, this stunning 5-bedroom, 3.5-bathroom home offers an ideal blend of luxury, comfort, and convenience. With a fully finished 2-bedroom legal basement suite featuring a separate entrance, full kitchen, and laundry, this property is 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 entranceâ€"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 allâ€"space, style, and a prime location! Don't







#### Built in 2011

#### **Essential Information**

MLS® # A2231894 Price \$665,000

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,

Sump Pump(s), Walk-In Closet(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 June 17th, 2025

Days on Market 6
Zoning R1

## **Listing Details**

Listing Office EXP REALTY

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.