

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

MLS® #A2200580

**\$665,000**

5 Bedroom, 4.00 Bathroom, 2,244 sqft

Residential on 0.15 Acres

Eagle Ridge, Fort McMurray, Alberta

Don't miss out - 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 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



allâ€”space, style, and a prime location! Book your showing today!

Built in 2011

### Essential Information

MLS® #	A2200580
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	High Ceilings, Walk-In Closet(s), Granite Counters, Kitchen Island, Separate Entrance, Sump Pump(s)
Appliances	Dishwasher, Dryer, Electric Range, Refrigerator, Washer, Central Air Conditioner, Microwave, Range, Washer/Dryer

Heating	Forced Air, Natural Gas, In Floor
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Family Room
Has Basement	Yes
Basement	Finished, Full, Exterior Entry, Suite, Walk-Out

## Exterior

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

## Additional Information

Date Listed	March 9th, 2025
Days on Market	99
Zoning	R1

## Listing Details

Listing Office	EXP REALTY
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