

149 Pintail Place
Fort McMurray, Alberta

MLS # A2265892



\$589,900

Division:	Eagle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,846 sq.ft.	Age:	2011 (14 yrs old)
Beds:	6	Baths:	4
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Landscaped		

Heating:	Floor Furnace, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Separate/Exterior Entry, Suite, Walk-Out To Grade	LLD:	-
Exterior:	See Remarks	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Stone Counters, Walk-In Closet(s)		

Inclusions: FRIDGE X 2, STOVE X 2, DISHWASHER, WASHER/DRYER X 2, ALL WINDOW BLINDS, GARAGE DOOR OPENER, CENTRAL A/C, HEATER IN GARAGE

WOW! GREAT PRICE AND LOCATION! Situated in the prime neighborhood of Eagle Ridge, this home comes sits on a quiet cul de sac and features a **WALK OUT BASEMENT** that is developed as a legal suite with full kitchen, 2 bedrooms, family room, bathroom and laundry, makes a great mortgage helper, there also is a side separate entrance, which can service the main home or basement. On the main floor you will find a fabulous **BALCONY DECK OVER LOOKING THE EAGLE RIDGE VALLEY** - 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 yard is a great size for the kids or pets! **BONUS: HEATED GARAGE, CENTRAL A/C, CENTRAL VAC** roughed in, **GRANITE COUNTERS**, and more! **THIS ONE WILL GO QUICK SO ACT NOW! CALL TODAY!**