



**245 Pintail Place**  
**Fort McMurray, Alberta**

**MLS # A2317794**



**\$610,000**

<b>Division:</b>	Eagle Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,379 sq.ft.	<b>Age:</b>	2011 (15 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, High Ceilings, See Remarks		

**Inclusions:** Fridge, Stove, Dishwasher, Washer, Dryer, All window coverings, shed, garage door opener plus remote, hot tub, garage heater

Welcome to 245 Pintail Place – Beautiful Family Living in the Heart of Eagle Ridge! Located in the highly sought-after community of Eagle Ridge, this beautiful home sits on a quiet street and offers the perfect blend of comfort, space, and convenience. Enjoy being just minutes from schools, shopping, parks, walking trails, and every amenity you could ask for—including coffee shops, restaurants, pubs, pool halls, movie theatres, and more. Step inside and discover a thoughtfully designed home featuring bright natural light and soaring vaulted ceilings that create an open, inviting atmosphere. The heart of the home is the stunning kitchen, complete with abundant cabinetry, granite countertops, tiled backsplash, a large double pantry, breakfast bar/buffet area, and upgraded appliances including a quiet Bosch dishwasher, self-clean stainless steel convection range, oversized 25.5 cu. ft. refrigerator with water and ice, plus a steam washer and dryer on pedestals. The garden door leads to an incredible outdoor retreat featuring a large deck, gas BBQ with side burner, and a relaxing hot tub with lights—perfect for entertaining or unwinding after a long day. The spacious backyard offers even more functionality with a powered 16’ x 12’ shed featuring a custom 6’ x 7’ roll-up door, ideal for a handyman, workshop, or extra storage. The main floor showcases upgraded vinyl plank flooring throughout (excluding bedrooms), while the living room and kitchen feature convenient two-way blinds allowing customizable privacy and natural lighting. Upstairs, you’ll find three generous-sized bedrooms with darkening blinds, including a spacious primary retreat complete with a walk-in closet and ensuite featuring granite countertops. The main bathroom also includes granite finishes, adding to the home’s upscale feel. The lower level offers

an expansive family room highlighted by a thermostatically controlled corner gas fireplace with floor heat vents, creating a cozy and comfortable space for relaxing, entertaining, or even setting up a home gym. A large basement bedroom provides added comfort with insulated sound barrier protection in the suspended ceiling and adjoining wall for enhanced privacy. The basement bathroom is designed for comfort and accessibility, featuring in-floor heating and a full-size walk-in shower—safe and convenient for all ages. This exceptional property offers comfort, upgrades, and a prime location in one of Fort McMurray's most desirable neighbourhoods. Don't miss your opportunity to call 245 Pintail Place home!