



GRASSROOTS
REALTY GROUP

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113 Pintail Place
Fort McMurray, Alberta

MLS # A2343050



\$789,900

Division:	Eagle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,491 sq.ft.	Age:	2011 (15 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Interior Lot, Sloped Down		

Heating:	In Floor, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Chandelier, Closet Organizers, Granite Counters, Jetted Tub, Open Floorplan, Pantry, Separate Entrance		
Inclusions:	Basement furniture- Negotiable		

Welcome to 113 Pintail Place, an executive two-storey walk-out residence offering 2,490 sq. ft. of bright, open-concept living space situated on a prime 5780 sq. ft. lot in Fort McMurray's premier neighborhood of Eagle Ridge. Ideally located just minutes from top schools, vibrant shopping, Landmark Cinemas, and scenic walking trails, this home blends everyday convenience with upscale style. The expansive main floor is flooded with natural light through oversized windows and features a versatile front den, perfect for a dedicated home office, alongside an inviting great room anchored by an elegant gas fireplace. At the heart of the home, the chef's kitchen impresses with rich chocolate-pear stained cabinetry, granite countertops, tile flooring, a corner pantry, an extended island with a raised breakfast bar, and a full suite of stainless steel appliances. Upstairs, the home offers three spacious bedrooms, two full bathrooms, and a massive bonus room situated over the heated double garage, showcased by vaulted architectural ceilings and abundant windows. The primary retreat delivers a private sanctuary complete with scenic views of the yard and an ensuite bath boasting a corner soaker tub, separate walk-in shower, and extended vanity. Providing immediate financial flexibility, the walk-out lower level features a fully legal two-bedroom suite with a private separate entrance and cozy in-floor heating, currently generating \$1,700 per month with an exceptional four-year tenant who is willing to stay. Outside, the massive, fully fenced backyard is designed for entertaining, complete with an upper sun deck, covered lower walk-out patio, stone walkway, and a built-in fire pit area. Finished with a concrete driveway and sidewalk, along with central vacuum and attachments, this turnkey property delivers executive luxury and an established mortgage helper in an

unbeatable location.