

**149 Pintail Place**  
**Fort McMurray, Alberta**

**MLS # A2265892**



**\$589,900**

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