



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

149 Pintail Place
Fort McMurray, Alberta

MLS # A2239220



\$599,900

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:	Separate/Exterior Entry, Finished, Full, 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 x 2, washer/dryer x 2, all window coverings, central a/c

LEGAL SUITE - WALK OUT BASEMENT - BALCONY DECK OVER LOOKING THE EAGLE RIDGE VALLEY - This BEAUTY is situated on a quiet cul de sac in Popular Eagle Ridge. 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 basement is fully develop with a SEPARATE ENTRANCE to a 2 bedroom LEGAL SUITE, the setup is PERFECT and SPACIOUS for the savvy buyer who wants the mortgage helper or is versatile for extended family. 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!