



**125 Pintail Place
Fort McMurray, Alberta**

MLS # A2269902



\$1,125,000

Division:	Eagle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,029 sq.ft.	Age:	2011 (15 yrs old)
Beds:	9	Baths:	9
Garage:	Garage Faces Front, Multiple Driveways, Triple Garage Attached		
Lot Size:	0.26 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Tile, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance		

Inclusions: see remarks (all appliances, all furniture and equipment) excluding any tenant personal belongings

Calling all Savvy Buyers! Build long-term wealth through recurring rental income. This well built beautiful LEGAL Boarding home is ONE OF A KIND! Custom built this home boasts a sleek contemporary design, perfect for the savvy buyer in mind. Sits on one of the largest lots in Eagle Ridge with a 52 foot wide driveway with room for up 9 vehicles, plus 3 more in the triple car attached heated garage. Do you have a large family or looking for an Investment property? Inside you are greeted with soaring ceilings, gas fireplace, with 4407 SF of total living space, which features: 9 spacious bedrooms, 8 bedrooms having their own ensuite bathrooms and keyless entry system, which can be rented for whatever you desire, currently the existing roomers are , on a month-month basis. There is another bathroom that is for the 9th bedroom on the main floor, which could be used for guests. The soaring ceilings in the living room with an open to above provides lots of living space for your guests. The upper floor has sitting area and laundry near the 4 bedrooms. The main floor features 2 more bedrooms and the basement has 3 more bedrooms along with TWO Separate entrances WALKOUT/WALK UP. A high-end mechanical system. You will LOVE the gorgeous and spacious TWO kitchens with quartz countertops, that service all the guests. Off the main floor kitchen is a custom balcony deck that is tiled, and overlooks your backyard. The basement LEGAL suite features laundry, and a walkout patio for your guests to BBQ in summer! This home is one that is not to be missed! If you are looking for a income stream that offers passive income, you can assume the onsite manager to manage the property. If you are a large family, come enjoy the enormous amount of space and make this special home yours! So many things to LOVE including the 3 balcony

decks/porches, central air conditioning, security system, situated in a quiet neighborhood. Only 1 minute to bus route, and a quick route to highway 63, this is one property that ticks all the buttons! Looking to make a group home or daycare? The city has discretionary zoning (pending city approval), this property offers true flexibility to grow. Call Now!