

# \$599,900 - 149 Pintail Place, Fort McMurray

MLS® #A2239220

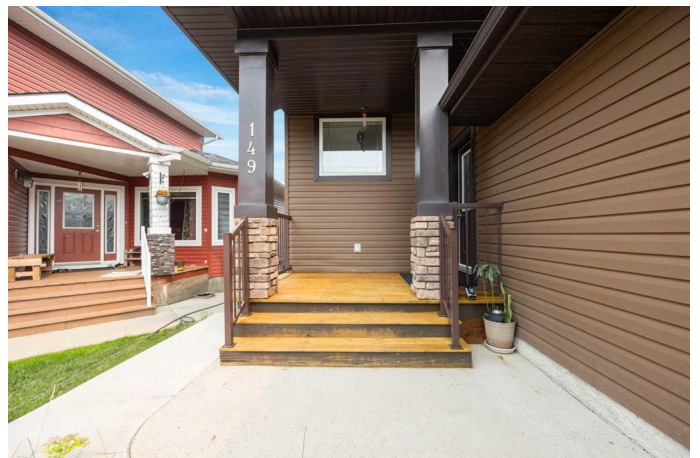
**\$599,900**

6 Bedroom, 4.00 Bathroom, 1,846 sqft

Residential on 0.12 Acres

Eagle Ridge, Fort McMurray, Alberta

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!



Built in 2011

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2239220    |
| Price          | \$599,900   |
| Bedrooms       | 6           |
| Bathrooms      | 4.00        |
| Full Baths     | 4           |
| Square Footage | 1,846       |
| Acres          | 0.12        |
| Year Built     | 2011        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                   |
|-------------|-------------------|
| Address     | 149 Pintail Place |
| Subdivision | Eagle Ridge       |
| City        | Fort McMurray     |
| County      | Wood Buffalo      |
| Province    | Alberta           |
| Postal Code | T9K 0R1           |

## Amenities

|                |   |
|----------------|---|
| Parking Spaces | 4   |
| Parking        | Concrete Driveway, Double Garage Attached |
| # of Garages   | 2   |

## Interior

|                   |   |
|-------------------|---|
| Interior Features | No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Stone Counters, Walk-In Closet(s) |
| Appliances        | See Remarks   |
| Heating           | Natural Gas, Floor Furnace  |
| Cooling           | Central Air   |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Gas   |
| Has Basement      | Yes   |

|          |   |
|----------|---|
| Basement | Exterior Entry, Finished, Full, Suite, Walk-Out |
|----------|---|

## Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Balcony         |
| Lot Description   | Landscaped      |
| Roof              | Asphalt Shingle |
| Construction      | See Remarks     |
| Foundation        | Poured Concrete |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 14th, 2025 |
| Days on Market | 1               |
| Zoning         | R1              |

## Listing Details

|                |                |
|----------------|----------------|
| Listing Office | RE/MAX Connect |
|----------------|----------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.