

\$489,990 - 136 Pinnacle Place, Fort McMurray

MLS® #A2189525

\$489,990

5 Bedroom, 3.00 Bathroom, 1,340 sqft
Residential on 0.10 Acres

Timberlea, Fort McMurray, Alberta

PROFESSIONALLY PAINTED THROUGHOUT! BASEMENT IN-FLOOR HEAT! This 5-bedroom, 3-bathroom home boasts 2533 sqft of developed living space and features quality finishes throughout- including hardwood and tile throughout most of the main floor. The entrance is spacious with room for all the family members to step inside with a coat closet and direct access to the HEATED DOUBLE GARAGE (stand up freezer and shelving included). The front living room is bright and open, thanks to large picture windows, and the gas fireplace makes it a comfortable gathering spot. An optional formal dining area can adapt to whatever suits your needs best- a large family dining table or use this as more livingroom space. The kitchen offers everything you need, including maple cabinets, a center island, stainless steel appliances, and a corner pantry for added storage. Sliding patio doors lead from the dining nook to an large deck, complete with a NATURAL GAS BBQ (INCLUDED) The backyard is low-maintenance, featuring rock landscaping that's IDEAL FOR A DOG RUN, plus mature trees that offer shade and privacy. The primary bedroom has cozy carpet and includes its own access to the back deck, a walk-in closet, and an ensuite bathroom with HEATED TILE FLOORS AND CUSTOM 2 PERSON TILED GLASS SHOWER. Another bedroom and bathroom finish off the main floor- The lower level is an impressive space with in-floor heating and large windows which



stream the natural light, providing a bright and comfortable rec room. 3 additional bedrooms, and a full bathroom make it versatile for family, guests, or hobbies. The home also features built-in surround sound speakers and central air conditioning. Conveniently located just half a block from Ecole McTavish and Holy Trinity High Schools, this home is perfect for families with kids. Older Students can easily walk to school, come home for a healthy lunch, and skip the hassle of bus rides or long commutes. To top it off, THE SELLER WILL REPLACE THE BASEMENT CARPET & UNDERLAY BEFORE CLOSING or provide a credit so you can choose your preferred flooring. Plus, ALL FURNITURE IS NEGOTIABLE! What else? CENTRAL AIR CONDITIONING, HOT WATER ON DEMAND, CENTRAL VACUUM AND ATTACHMENTS! Don't miss this one- With elementary schools and high schools, and playgrounds & Sledding hills all within walking distance, this will be the perfect home for your family for the next 15+ years! Call Today to arrange your viewing.

Come take a look at this well-maintained home with a layout that works for everyday living—schedule a showing today!

Built in 2006

Essential Information

| | |
|-----------|-----------|
| MLS® # | A2189525 |
| Price | \$489,990 |
| Bedrooms | 5 |
| Bathrooms | 3.00 |

| | |
|----------------|-------------|
| Full Baths | 3 |
| Square Footage | 1,340 |
| Acres | 0.10 |
| Year Built | 2006 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bi-Level |
| Status | Active |

Community Information

| | |
|-------------|--------------------|
| Address | 136 Pinnacle Place |
| Subdivision | Timberlea |
| City | Fort McMurray |
| County | Wood Buffalo |
| Province | Alberta |
| Postal Code | T9K 0C8 |

Amenities

| | |
|----------------|---|
| Parking Spaces | 4 |
| Parking | Double Garage Attached, Off Street, Heated Garage |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Central Vacuum, Kitchen Island, Pantry, Vinyl Windows, Walk-In Closet(s), Closet Organizers, Wired for Sound |
| Appliances | Dishwasher, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer/Dryer, Central Air Conditioner |
| Heating | Forced Air, Natural Gas, In Floor |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|--------------------------------------|
| Exterior Features | BBQ gas line |
| Lot Description | Low Maintenance Landscape, Few Trees |
| Roof | Asphalt Shingle |

| | |
|--------------|--------------------------|
| Construction | Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

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|----------------|--------------------|
| Date Listed | January 22nd, 2025 |
| Days on Market | 75 |
| Zoning | R1S |

Listing Details

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|----------------|------------------------|
| Listing Office | COLDWELL BANKER UNITED |
|----------------|------------------------|

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