

# \$589,900 - 149 Pintail Place, Fort McMurray

MLS® #A2265892

**\$589,900**

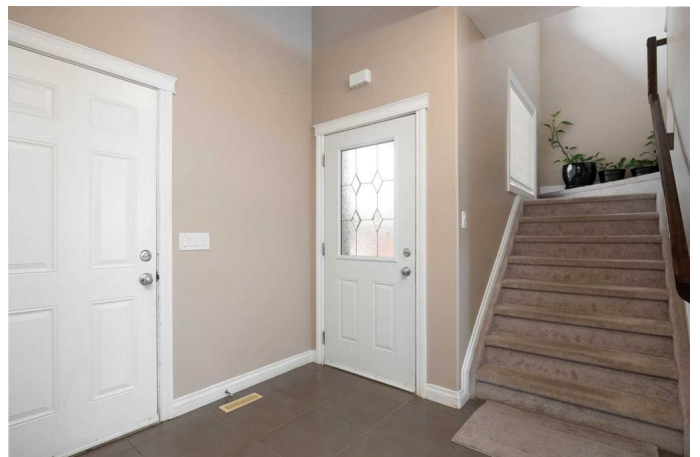
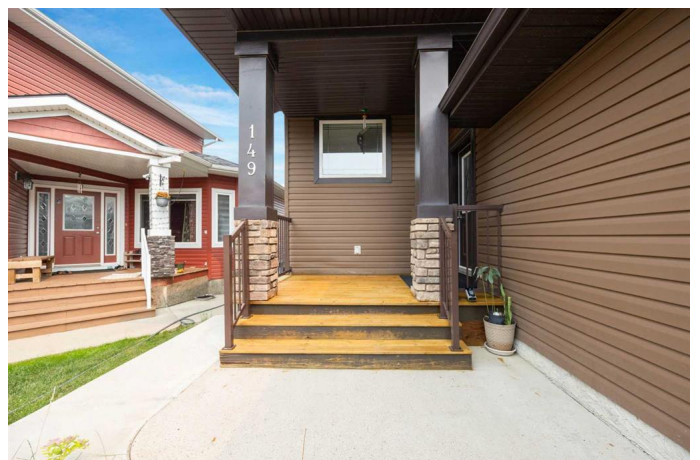
6 Bedroom, 4.00 Bathroom, 1,846 sqft

Residential on 0.12 Acres

Eagle Ridge, Fort McMurray, Alberta

**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!

Built in 2011

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2265892    |
| Price          | \$589,900   |
| 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           | Floor Furnace, Natural Gas                                                                            |
| Cooling           | Central Air                                                                                           |
| Fireplace         | Yes                                                                                                   |

|                 |                                                 |
|-----------------|-------------------------------------------------|
| # of Fireplaces | 1                                               |
| Fireplaces      | Gas                                             |
| Has Basement    | Yes                                             |
| Basement        | Finished, Full, Exterior Entry, Suite, Walk-Out |

## Exterior

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

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 21st, 2025 |
| Days on Market | 3                  |
| Zoning         | R1                 |

## Listing Details

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

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