



116 Pinnacle Place Fort McMurray Alberta

\$509,900

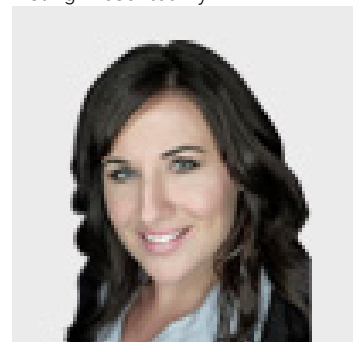
BACKYARD BOWLING LANE | BONUS ROOM | SECONDARY LIVING SPACE IN BASEMENT (1 BED + DEN) | CUSTOM FEATURES THROUGHOUT | HEATED DOUBLE GARAGE | Welcome to your dream home! This inviting 2-storey residence offers a perfect blend of comfort, style, and versatility, featuring 3 bedrooms upstairs and 1 bedroom + den in the basement. On the main floor, step into an open-concept living space designed for modern living and entertaining. The main entrance features 2-storey ceilings and modern flooring tile updated in 2020. The living room boasts hardwood flooring, new lighting (2022), feature wall (2023), and a cozy gas fireplace with a custom walnut mantle (2023), providing a warm and inviting atmosphere. The spacious kitchen is a chef's delight, complete with hardwood floors, stainless steel appliances including a gas stove, an island with breakfast bar, walk-in pantry, and plenty of cabinetry. Adjacent to the kitchen, the dining room is perfect for family meals and gatherings. A convenient half bathroom and a laundry room (washer & dryer new in 2016) with custom wooden counter (tree from the 2016 wildfire), sink (2022), drying rack, and cabinets for storage complete this level. Upstairs, discover a spacious and bright bonus room, ideal for a home office, play area, or additional living space. The upper level also includes 3 generously-sized bedrooms (1 with a Murphy bed that can stay) and 2 full bathrooms. The primary bedroom is a serene retreat with hardwood flooring, an ensuite bathroom with a jet tub, and a huge walk-in closet, offering plenty of storage and privacy. The basement features a secondary living area with 1 bedroom and a den, perfect for extended family or guests. It includes a kitchen with a stove, full-size fridge/freezer, mini fridge & dishwasher, a secondary laundry area with sink, a comfortable living room with coffered ceilings and a gas fireplace, and ...

3pc Bathroom 5.00 Ft x 10.33 Ft
 Den 9.25 Ft x 7.00 Ft
 Bedroom 9.83 Ft x 11.67 Ft
 Family room 18.17 Ft x 16.33 Ft
 Kitchen 9.25 Ft x 5.92 Ft
 Furnace 7.50 Ft x 17.00 Ft

Laundry room 10.08 Ft x 7.33 Ft
 Living room 16.67 Ft x 14.00 Ft
 4pc Bathroom 7.50 Ft x 5.00 Ft
 4pc Bathroom 7.75 Ft x 7.92 Ft
 Bedroom 10.08 Ft x 11.08 Ft
 Bedroom 11.08 Ft x 9.50 Ft

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Listing Presented By:



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RE/MAX First

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RE/MAX Fort McMurray

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2pc Bathroom 6.00 Ft x 5.50 Ft
Dining room 10.92 Ft x 9.08 Ft
Kitchen 10.42 Ft x 12.92 Ft

Primary Bedroom 15.67 Ft x 11.92 Ft
Bonus Room 14.08 Ft x 15.42 Ft