



# 136 Pinnacle Place Fort McMurray Alberta

\$509,900

Professionally painted from top to bottom-This 5-bedroom, 3-bathroom bi-level home combines comfort and functionality with a few thoughtful upgrades, making it move-in ready and ideal for everyday living. With an attached, heated 2-car garage and additional parking on the front driveway, you'll have plenty of space for vehicles year-round. Inside, the main level features durable hardwood and tile flooring throughout the main areas, with cozy carpeting in the bedrooms. 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. The kitchen offers everything you need, including maple cabinets, a center island, stainless steel appliances, and a pantry for added storage. Sliding patio doors lead from the dining nook to an impressive deck, complete with a natural gas BBQ (included)-great for easy outdoor dining and entertaining. 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 is spacious and includes its own access to the rear deck, a walk-in closet, and an ensuite bathroom with an oversized, custom-tiled shower and in-floor heating. Downstairs, the fully finished basement offers in-floor heating and large windows, providing a bright and comfortable space. The open rec room, three 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 older kids. 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 o...

Recreational, Games room 23.33 Ft x 27.08 Ft

Bedroom 12.33 Ft x 10.33 Ft

Bedroom 13.17 Ft x 10.92 Ft

Bedroom 9.00 Ft x 12.75 Ft

4pc Bathroom Measurements not available

Living room 16.50 Ft x 24.92 Ft

Foyer 8.92 Ft x 11.50 Ft

Dining room 8.25 Ft x 14.00 Ft

Primary Bedroom 15.08 Ft x 24.92 Ft

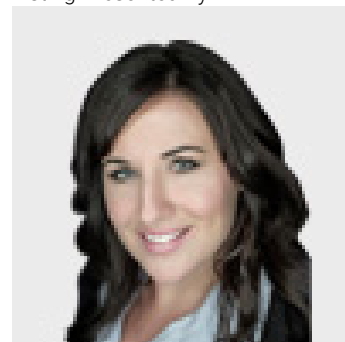
3pc Bathroom Measurements not available

4pc Bathroom Measurements not available

Bedroom 9.50 Ft x 12.25 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by the BCNREB.

Listing Presented By:



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Kitchen 8.92 Ft x 14.00 Ft