



# 149 Pintail Place Fort McMurray Alberta

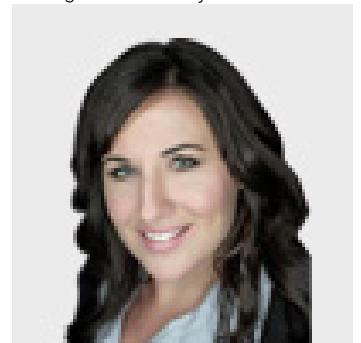
\$645,000

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! (id:6769)

4pc Bathroom .00 Ft x .00 Ft  
 4pc Bathroom .00 Ft x .00 Ft  
 Bedroom 10.17 Ft x 12.42 Ft  
 Bedroom 10.75 Ft x 10.75 Ft  
 Primary Bedroom 16.08 Ft x 11.67 Ft  
 4pc Bathroom .00 Ft x .00 Ft  
 Bedroom 11.83 Ft x 8.92 Ft  
 Bedroom 10.75 Ft x 10.75 Ft

Other 13.17 Ft x 13.75 Ft  
 Living room 15.92 Ft x 12.08 Ft  
 4pc Bathroom .00 Ft x .00 Ft  
 Living room 16.50 Ft x 12.42 Ft  
 Kitchen 14.50 Ft x 10.00 Ft  
 Dining room 16.50 Ft x 9.08 Ft  
 Bedroom 14.00 Ft x 8.50 Ft  
 Pantry 16.50 Ft x 12.42 Ft

Listing Presented By:



Originally Listed by:  
RE/MAX FORT MCMURRAY

<http://www.fortmcmurrayhome.com/>



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