

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

MLS® #A2189525

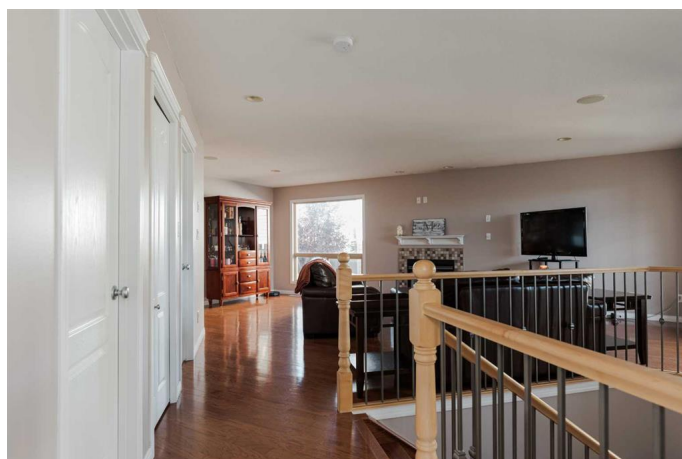
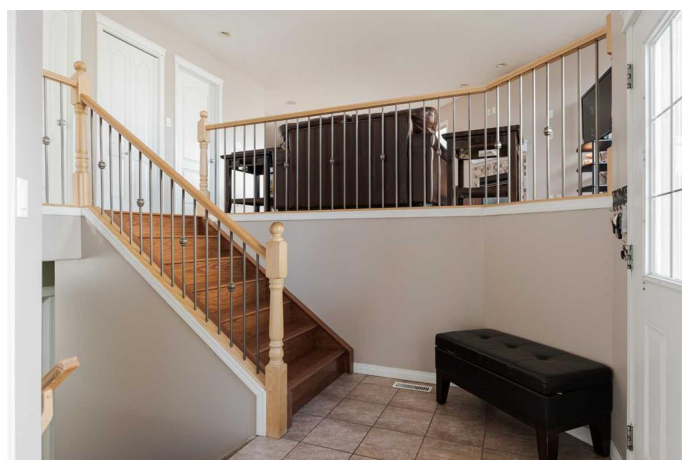
**\$489,990**

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 thatâ€™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**

Date Listed	January 22nd, 2025
Days on Market	88
Zoning	R1S

**Listing Details**

Listing Office	COLDWELL BANKER UNITED
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