

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

MLS® #A2189525

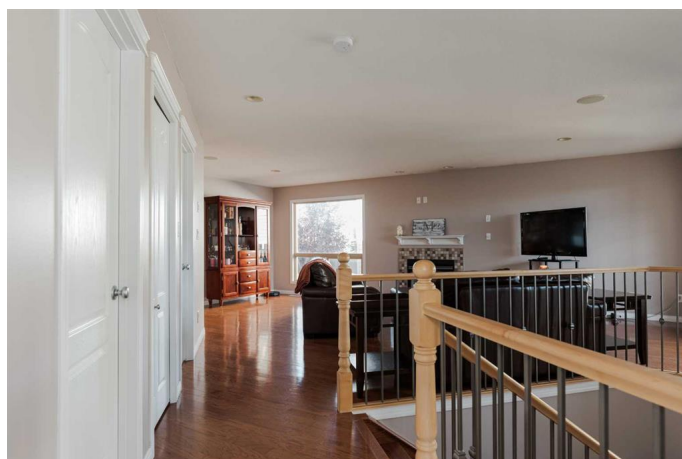
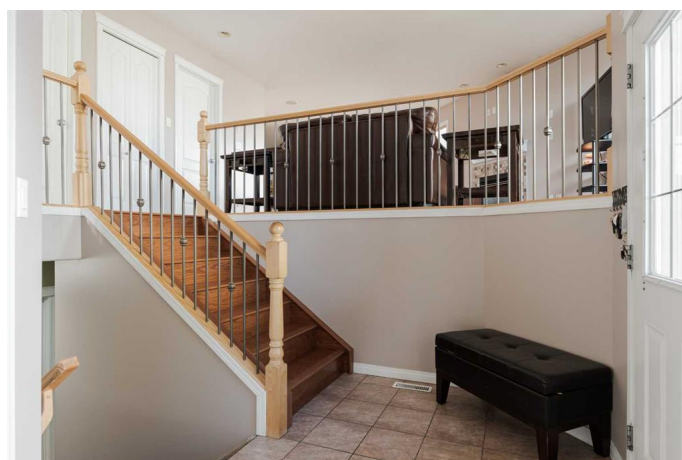
**\$489,990**

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
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.