

**136 Pinnacle Place
Fort McMurray, Alberta**

MLS # A2217960



\$487,500

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|------------------|---------------------------------------------------|---------------|-------------------|
| Division: | Timberlea | | |
| Type: | Residential/House | | |
| Style: | Bi-Level | | |
| Size: | 1,340 sq.ft. | Age: | 2006 (19 yrs old) |
| Beds: | 5 | Baths: | 3 |
| Garage: | Double Garage Attached, Heated Garage, Off Street | | |
| Lot Size: | 0.10 Acre | | |
| Lot Feat: | Few Trees, Low Maintenance Landscape | | |

Heating: In Floor, Forced Air, Natural Gas

Floors: Carpet, Hardwood, Tile

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Central Vacuum, Closet Organizers, Kitchen Island, Pantry, Vinyl Windows, Walk-In Closet(s), Wired for Sound

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R1S

Utilities: -

Inclusions: FRIDGE, STOVE, DISHWASHER, OTR MICROWAVE, WASHER, DRYER, CENTRAL A/C, CENTRAL VACUUM, NATURAL GAS BBQ, STAND UP FREEZER IN GARAGE, SHELVING IN GARAGE, GARAGE REMOTE, FURNISHINGS NEGOTIABLE

Professionally painted throughout and featuring basement in-floor heat, this well-maintained 5-bedroom, 3-bathroom home offers 2,533 square feet of developed living space with quality finishes throughout. The main floor showcases hardwood and tile flooring in most areas, creating a clean and timeless look. The spacious front entry includes a coat closet and provides direct access to the heated double garage, which comes equipped with a stand-up freezer and built-in shelving. Large picture windows in the front living room fill the space with natural light, while a gas fireplace adds warmth and comfort. The formal dining area is flexible and can be adapted to suit your needs, whether as a traditional dining room or additional living space. The kitchen is equipped with maple cabinetry, a center island, stainless steel appliances, and a corner pantry for extra storage. A bright dining nook opens onto a generous back deck through sliding patio doors, where a natural gas BBQ is included. The backyard is designed for low maintenance, with rock landscaping that's ideal for a dog run and mature trees providing both shade and privacy. The primary bedroom features soft carpet underfoot, direct access to the back deck, a walk-in closet, and a private ensuite with heated tile floors and a custom two-person tiled glass shower. Another bedroom and a full bathroom complete the main level. Downstairs, the fully finished basement offers in-floor heating, large windows for natural light, and a spacious rec room perfect for relaxing or entertaining. Three additional bedrooms and a full bathroom provide plenty of room for guests, older children, or home offices. Additional features include built-in surround sound speakers, central air conditioning, hot water on demand, and central vacuum with attachments. The seller will replace the basement carpet and underlay before closing or offer a credit

so the buyer can select their own flooring. All furniture is negotiable. Located just half a block from Ecole McTavish and Holy Trinity High Schools, this home is ideal for families with school-aged children. With elementary schools, playgrounds, and sledding hills all within walking distance, this property is truly designed for convenient and comfortable family living. Come take a look at this functional, welcoming home and imagine your family settling in for years to come. Schedule your private viewing today.