

\$487,500 - 136 Pinnacle Place, Fort McMurray

MLS® #A2217960

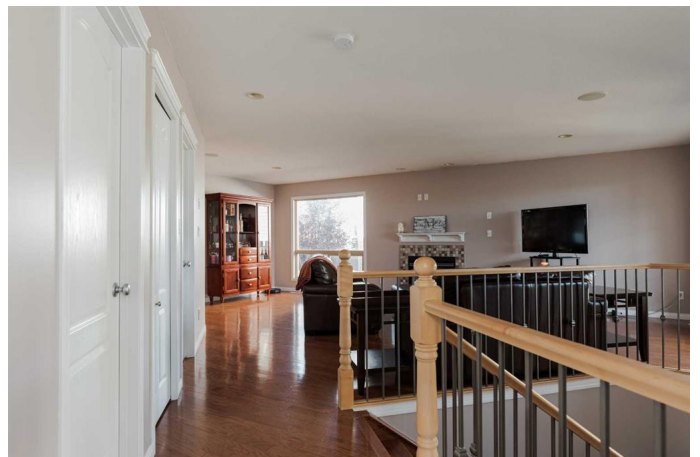
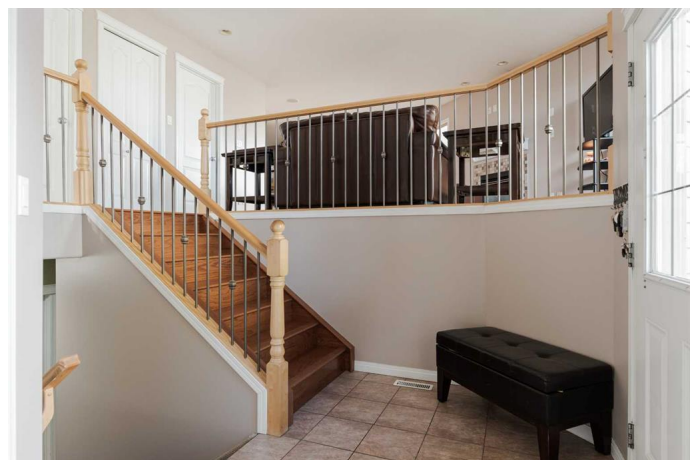
\$487,500

5 Bedroom, 3.00 Bathroom, 1,340 sqft
Residential on 0.10 Acres

Timberlea, Fort McMurray, Alberta

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.

Built in 2006

Essential Information

| | |
|----------------|-----------|
| MLS® # | A2217960 |
| Price | \$487,500 |
| 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, Heated Garage, Off Street |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Central Vacuum, Closet Organizers, Kitchen Island, Pantry, Vinyl Windows, Walk-In Closet(s), Wired for Sound |
| Appliances | Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Refrigerator, Washer/Dryer, Stove(s) |
| 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 | May 5th, 2025 |
| Days on Market | 60 |
| Zoning | R1S |

Listing Details

| | |
|----------------|------------------------|
| Listing Office | COLDWELL BANKER UNITED |
|----------------|------------------------|

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