

**209 Pintail Place**  
**Fort McMurray, Alberta**

**MLS # A2240114**



**\$849,900**

|                  |                                                                          |               |                   |
|------------------|--------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Eagle Ridge                                                              |               |                   |
| <b>Type:</b>     | Residential/House                                                        |               |                   |
| <b>Style:</b>    | 2 Storey                                                                 |               |                   |
| <b>Size:</b>     | 2,064 sq.ft.                                                             | <b>Age:</b>   | 2011 (14 yrs old) |
| <b>Beds:</b>     | 5                                                                        | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Aggregate, Driveway, Front Drive, Garage Door Opener, Garage Faces Front |               |                   |
| <b>Lot Size:</b> | 0.12 Acre                                                                |               |                   |
| <b>Lot Feat:</b> | Back Yard, Cul-De-Sac, Few Trees, Front Yard, Garden, Landscaped, Lawn,  |               |                   |

|                    |                                         |                   |    |
|--------------------|-----------------------------------------|-------------------|----|
| <b>Heating:</b>    | Forced Air                              | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Vinyl Plank                     | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle                         | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Separate/Exterior Entry, Finished, Full | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Vinyl Siding                            | <b>Zoning:</b>    | R1 |
| <b>Foundation:</b> | Poured Concrete                         | <b>Utilities:</b> | -  |

**Features:** Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Storage, Sump Pump(s), Tankless Hot Water, Vinyl Windows, Walk-In Closet(s), Wet Bar

**Inclusions:** GARAGE HEATER, WINE FRIDGE, GARAGE DOOR OPENER X2.

Welcome to 209 Pintail Place: Tucked into a quiet cul-de-sac in Eagle Ridge, this elegant home pairs timeless design with modern luxury. Featuring a heated Triple Car Garage, a New Custom Jos-Will's Kitchen, and over 2,800 sq/ft of thoughtfully designed living space, every detail has been curated for both style and comfort—making this property a true standout. The wide pie-shaped lot offers privacy and versatility. The triple car garage is fully finished with insulation, heat, and painted interiors, providing the perfect space for your vehicles, recreational gear, or a home gym. A charming covered front porch sets the tone for the inviting, light-filled spaces that await inside. Step into a grand front entry with an oversized landing, natural light from three windows, and an overhead statement chandelier. The main living area unfolds just a few steps up, where wide plank luxury vinyl flooring in a soft white oak tone creates an airy, cohesive feel throughout the top two levels. The living room is anchored by a gas fireplace with a marble surround, flanked by custom wood built-ins that add warmth and refinement. The custom kitchen by Jos-Will's is the heart of the home, blending classic white floor-to-ceiling cabinetry with a richly toned wood island and brushed gold hardware. High-end stainless steel appliances, modern pendant lighting, granite countertops, and a walk-in pantry complete the space—offering both functionality and beauty. The adjacent dining area flows seamlessly to the back deck, where you'll find a tranquil outdoor retreat framed by beautiful gardens, a pergola, privacy wall, and additional yard space along the side. Upstairs, a generous bonus room with vaulted ceilings and a beautiful wallpaper feature wall provides a perfect second living area for family or gatherings. A private wing hosts two spacious bedrooms and a

four-piece bathroom, while the primary suite is a calming haven featuring double door entry, a beaded chandelier, a walk-in closet, and perfectly appointed five-piece ensuite with granite counters, a jet tub, and a glass-enclosed shower. The fully developed basement offers even more versatility with a wet bar and wine fridge, ideal for hosting or relaxing. Two additional bedrooms, a full bathroom, and a second laundry hookup make the lower level perfect for extended family or guests—offering comfort, privacy, and separate access through the garage. Move-in ready and meticulously maintained, this is a rare opportunity to own a high-end home in one of Fort McMurray’s most sought-after neighbourhoods—just steps from schools, walking trails, restaurants, and more. Schedule your private tour today and experience the exceptional lifestyle this home has to offer.