

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

MLS® #A2217960

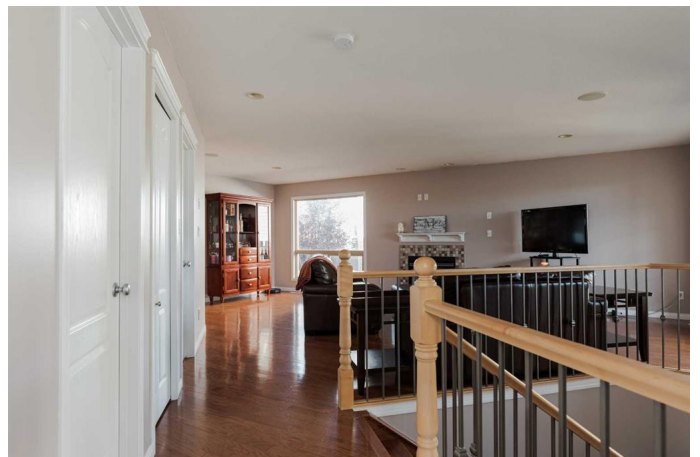
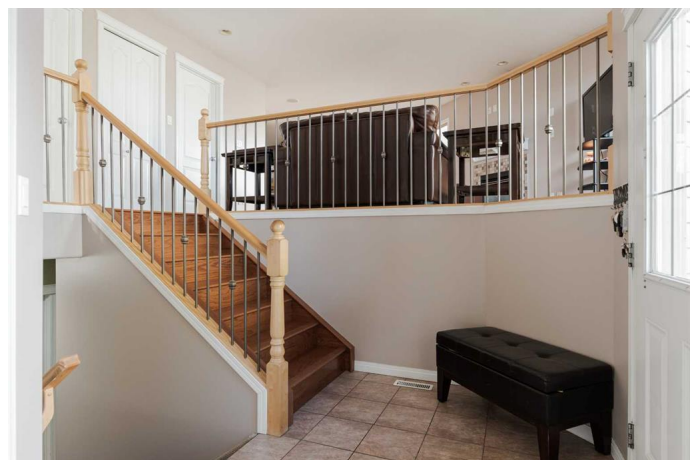
**\$487,500**

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, Stove(s), Washer/Dryer
Heating	In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	BBQ gas line
Lot Description	Few Trees, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	May 5th, 2025
Days on Market	49
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.