

**104 Pinto Place  
Fort McMurray, Alberta**

**MLS # A2165696**



## \$499,900

<b>Division:</b>	Prairie Creek		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,354 sq.ft.	<b>Age:</b>	2003 (21 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Driveway, Heated Garage		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Front Yard, Landscaped, Standard Shaped Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Cork, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R1S
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Jetted Tub, Kitchen Island, Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** Refrigerator, Stove, Dishwasher, Washer, Dryer, All Window Coverings, and Garage Heater.

Welcome to 104 Pinto Place! This fantastic, well-maintained single-family home features 5 bedrooms and 3 full bathrooms, epitomizing comfort and functionality. Upon entering, you are welcomed through a spacious entryway leading to a stunning living room with vaulted ceilings and large, bright windows that flood the space with natural light. Make your way past the cozy gas fireplace to the dining area, which provides access to the deck outside. The kitchen boasts rich oak cabinetry, gleaming granite counters, ample storage space, and more. The three bedrooms on the main level are generously sized, with the primary bedroom featuring its own walk-in closet and 4-piece ensuite. The other two bedrooms have good-sized closets, and a main 4-piece bathroom completes this level. The fully developed basement offers a large recreation room with another gas fireplace, making it perfect for game nights! This floor also includes two additional bedrooms, a 3-piece bathroom, and a large storage room for your convenience. Outside, you'll find a gorgeous southwest-facing backyard with a full-length, freshly painted deck—an ideal space for hosting summer barbecues! The double attached heated garage is a true man cave, featuring industrial ceiling and wall panelling, shelving, and epoxy flooring. Located in a quiet cul-de-sac, this home is close to all amenities and is in move-in-ready condition, making it a great choice for a family home. Check out the photos, floor plans and 3D tour, and call today to book your personal viewing.