# \$625,000 - 195 Killdeer Way, Fort McMurray

MLS® #A2214687

### \$625,000

4 Bedroom, 4.00 Bathroom, 1,862 sqft Residential on 0.14 Acres

Eagle Ridge, Fort McMurray, Alberta

Welcome to 195 Killdeer Way, Fort McMurray â€" Your Perfect Family Home Awaits!

This bright and inviting 4-bedroom, 3.5-bathroom home offers the perfect blend of style, space, and an unbeatable location in the heart of Eagle Ridge in Fort McMurray.

Step inside to discover a warm and welcoming open-concept main floor, highlighted by rich dark hardwood floors, a sun-filled living room, and a modern kitchen featuring dark cabinetry, crisp white quartz countertops, a tile backsplash, stainless steel appliances, and a spacious walk-thru pantry leading to your large laundry/mudroom with access to the garage - making unloading groceries a breeze.

Adjacent to the kitchen, the dining area leads directly to the back deckâ€"perfect for BBQs, morning coffees, or summer gatherings. The spacious living room offers large windows and plenty of space to gather. A 2-piece powder room completes the main level.

Upstairs, you'II find a generous primary suite complete with a vaulted ceiling, a large walk-in closet, and 4-piece ensuite. Two additional well-sized bedrooms and another full 4-piece bathroom offer comfort and convenience for the whole family.

The fully developed, WALK-OUT basement provides fantastic flexibility, featuring a nook at the base of the stairs which creates potential







for a perfect office space, a fourth bedroom, and a bright rec room with large windows, backyard access, and a custom bar outfitted with a fridge, sink, and space for a Keg-eratorâ€"perfect for entertaining guests or game nights. A third full 4-piece bathroom with a tub/shower combo is also located downstairs. Plus, the basement includes a rough-in for future in-floor heat for added comfort during the winter months. A new hot water tank was installed in 2024 for added peace of mind.

Outside, enjoy a large, fully fenced backyard, a heated double attached garage, and thoughtful finishes throughout the property. Best of all, this home is ideally situated across from direct access to the Birchwood Trailsâ€"giving you quick access to year-round outdoor adventures right at your doorstep.

Located close to incredible schools, parks, shopping, restaurants, movie theatre, bowling alley, and more; this home is a fantastic opportunity to own in one of Fort McMurray's most sought-after family neighborhoods.

Don't miss your chanceâ€"book your private showing today and see why 195 Killdeer Way is the perfect place to call home!

Built in 2011

#### **Essential Information**

MLS® # A2214687

Price \$625,000

Bedrooms 4

Bathrooms 4.00

Full Baths 3

Half Baths 1

Square Footage 1,862

Acres 0.14 Year Built 2011

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

## **Community Information**

Address 195 Killdeer Way

Subdivision Eagle Ridge
City Fort McMurray
County Wood Buffalo

Province Alberta
Postal Code T9K 0R1

#### **Amenities**

Parking Spaces 4

Parking Double Garage Attached, Driveway, Heated Garage

# of Garages 2

#### Interior

Interior Features Kitchen Island, Pantry, Separate Entrance, Breakfast Bar, Open

Floorplan, Wet Bar, Walk-In Closet(s)

Appliances Dishwasher, Dryer, Microwave, Refrigerator, Washer, Central Air

Conditioner, Garage Control(s), Stove(s)

Heating Forced Air Cooling Central Air

Has Basement Yes

Basement Finished, Full, Exterior Entry, Walk-Out

#### **Exterior**

Exterior Features Balcony

Lot Description Back Yard, Irregular Lot, Lawn, Landscaped

Roof Asphalt Shingle

Construction Vinyl Siding

Foundation Poured Concrete

#### **Additional Information**

Date Listed April 26th, 2025

Days on Market 186 Zoning R1

# **Listing Details**

Listing Office EXP REALTY

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