

\$639,900 - 131 Killdeer Way, Fort McMurray

MLS® #A2215238

\$639,900

4 Bedroom, 4.00 Bathroom, 2,150 sqft

Residential on 0.12 Acres

Eagle Ridge, Fort McMurray, Alberta

WELCOME HOME! This **STUNNING** Executive Style home with walk out basement is screaming **UPGRADES!**

The main floor welcomes you with a large entrance boasting new porcelain tiles and leads to the open concept living room, kitchen and dining area with large windows for tons of natural lighting. The living room feature beautiful hardwood flooring and a gas fireplace, to cozy up to on those cold winter days. The spacious kitchen offers tons of cabinet space with beautiful granite countertops, an island with breakfast bar and a walk-in pantry. The dining room has enough space for even the biggest family! Just off the kitchen is the new deck with stairs leading to the **LARGE** fenced and landscaped backyard. Upstairs, to the right is a family room, perfect for movie night. On the other side of the staircase are 3 bedrooms, including the large master with walk-in closet **AND** newly **RENOVATED** bathroom with porcelain tiles, 2 sinks, stunning double shower with glass door and corner jetted tub (your new oasis). Also located on this level is a 4-piece bathroom. The basement is fully developed with a kitchen, 1 bedroom, 4-piece bathroom, dinette and living room. It has tons of storage and its own gas heater and laundry room. There is separate entrance that leads to the backyard, to a concrete patio. And that's not all! This house has a **DOUBLE HEATED GARAGE** with built in shelving and **CENTRAL AIR!!** As an added bonus this home has. a brand new hot



water on demand. A must see! Seller will provide title insurance in lieu of a real property report.

Built in 2010

Essential Information

MLS® #	A2215238
Price	\$639,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,150
Acres	0.12
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	131 Killdeer Way
Subdivision	Eagle Ridge
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 0P8

Amenities

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Garage Faces Front
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), Closet Organizers, Granite Counters, Jetted Tub, Kitchen Island, Pantry, Recessed Lighting, Separate Entrance, Vinyl Windows, Walk-In Closet(s)
Appliances	See Remarks

Heating	Forced Air, Natural Gas, See Remarks
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Lighting, Playground, Rain Gutters
Lot Description	Back Yard, Front Yard, Landscaped, Lawn, Street Lighting, Gentle Sloping, Sloped Down
Roof	Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 26th, 2025
Days on Market	5
Zoning	R1

Listing Details

Listing Office	People 1st Realty
----------------	-------------------

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.