



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**463 KILLDEER Way, Fort McMurray T9K 0R5**

MLS®#: **A2056841**

Area: **Eagle Ridge**

Listing Date: **06/10/23**

List Price: **\$809,999**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Detached**

City/Town:

**Fort McMurray**

Year Built:

**2011**

Lot Information

Finished Floor Area

Abv Sqft:

**2,310**

Low Sqft:

Ttl Sqft:

**2,310**

Lot Sz Ar:

**6,208 sqft**

Lot Shape:

DOM

**334**

Layout

Beds:

**6 (3 3 )**

Baths:

**5.0 (5 0)**

Style:

**2 Storey**

Parking

Ttl Park:

**4**

Garage Sz:

**2**

Access:

Lot Feat:

Park Feat:

**Back Yard,Corner Lot,Few Trees,Front Yard,Lawn,Low Maintenance Landscape,Landscaped,Paved,Sloped Up  
Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **High Efficiency,ENERGY STAR Qualified  
Equipment,Fireplace(s),Floor Furnace,Forced  
Air,Natural Gas**

Sewer:

Ext Feat: **Fire Pit,Lighting,Private Entrance,Private  
Yard,Rain Gutters,RV Hookup**

Kitchen Appl:

**Dishwasher,Double Oven,Dryer,ENERGY STAR Qualified Dishwasher,ENERGY STAR Qualified Dryer,ENERGY STAR Qualified Refrigerator,ENERGY STAR Qualified  
Washer,Garage Control(s),Garburator,Gas Oven,Gas Range,Gas Water Heater,Instant Hot Water,Range Hood,Tankless Water  
Heater,Washer,Washer/Dryer,Washer/Dryer Stacked,Water Softener,Window Coverings**

Int Feat:

**Central Vacuum,Closet Organizers,Crown Molding,Double Vanity,High Ceilings,Jetted Tub,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Recessed  
Lighting,Separate Entrance,Smart Home,Soaking Tub,Stone Counters,Sump Pump(s),Tankless Hot Water,Vaulted Ceiling(s),Vinyl Windows,WaterSense Fixture(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>15`3" x 12`0"</b>	<b>Living Room</b>	<b>Main</b>	<b>15`6" x 19`4"</b>

Dining Room	Main	10`0" x 11`6"	Family Room	Main	14`0" x 17`1"
Den	Main	13`3" x 12`6"	Bedroom - Primary	Second	16`0" x 15`7"
Bedroom	Second	12`0" x 12`8"	Bedroom	Second	12`5" x 13`6"
Laundry	Second	3`9" x 5`6"	Other	Basement	9`6" x 10`11"
Bedroom	Basement	10`4" x 12`0"	Bedroom	Basement	11`5" x 10`0"
Bedroom	Basement	11`11" x 10`8"	Living Room	Basement	12`0" x 15`3"
Kitchen	Basement	12`0" x 6`7"	Laundry	Basement	3`2" x 4`3"
5pc Ensuite bath	Second	0`0" x 0`0"	4pc Bathroom	Second	0`0" x 0`0"
4pc Bathroom	Main	0`0" x 0`0"	4pc Ensuite bath	Basement	0`0" x 0`0"
4pc Bathroom	Basement	0`0" x 0`0"			

Legal/Tax/Financial

Title: Fee Simple  
Legal Desc: 0920231

Zoning: R1

Remarks

Pub Rmks: For additional information, please click on Brochure button below. This executive style 2 storey home is situated across the road to the breathtaking Birchwood Trails. With over 3500 sqft of living space, this home is the ultimate family retreat. The kitchen is a chef's delight with exquisite mocha cabinets, pantry, custom tiled wall, professional stand alone range hood quartz countertops, new Kitchenaid stainless steel appliances, touch brushed stainless steel faucet and an eat-up bar. Beautiful French patio doors off the kitchen/ living room area to 34 x 10 rear solid surf deck. A formal dining room, a cozy living room with gas fire place, a large bonus room over the garage leading out to a large patio with privacy blinds over looking the park and the Birchwood trails. The main floor also features 1 generously sized room for either an office or another bedroom, and a full bath. The upper level has 3 large bedrooms with abundant windows. The master suite has a gorgeous ensuite that boasts dual sinks, an air jet tub, a corner shower, and a walk-through closet. The quality craftsmanship is evident throughout the home, with lots of windows to allow natural light in, crown moldings throughout, custom blinds. The basement also offers an illegal suite with 3 spacious bedrooms, 2 full bathroom and plenty of closet space for storage. The backyard is perfect for hosting summer barbecues or just lounging in the pool, and with low maintenance dura decking. The outside corner lot offers privacy with tall aspens and a stone fire pit in the beautiful landscaped yard. Living next to the Birchwood Trails means you can enjoy year-round outdoor activities like cross country skiing, biking, and hiking. The attached heated garage features direct access to the home. This home is perfect for families with children as it is located less than 1 km walking distance from St. Kateri and Walter Gladys elementary schools.

Inclusions: N/a  
Property Listed By: Easy List Realty

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (780) 804-4800













