



THE
A-TEAM

**RE/MAX
FIRST**

247 KILLDEER WAY , Fort McMurray T9K0R2

MLS®#: **A2103974**

Area: **Eagle Ridge**

Listing Date: **01/26/24**

List Price: **\$649,999**

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

Lot Sz Ar:

5,085 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

2,038

Low Sqft:

Ttl Sqft:

2,038

DOM

103

Layout

Beds:

4 (3 1)

Baths:

3.5 (3 1)

Style:

2 Storey

Parking

Ttl Park:

4

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Back Yard

Aggregate,Double Garage Attached,Parking Pad

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **In Floor,Electric,Fireplace(s),Forced Air,Natural Gas**

Sewer:

Ext Feat: **BBQ gas line,Other**

Construction:

Mixed

Flooring:

Carpet,Ceramic Tile,Hardwood

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Bar Fridge,Dishwasher,Electric Oven,Electric Stove,Microwave,Refrigerator,See Remarks,Tankless Water Heater,Washer/Dryer,Window Coverings

Int Feat:

Breakfast Bar,Central Vacuum,Double Vanity,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,See Remarks,Separate Entrance,Storage,Tankless Hot Water,Walk-In Closet(s)

Utilities:

Room Information

Room

2pc Bathroom

4pc Bathroom

Bedroom

Bedroom

Living Room

Laundry

Level

Main

Second

Second

Basement

Main

Main

Dimensions

5`0" x 5`1"

10`11" x 5`4"

11`4" x 10`7"

14`5" x 10`11"

17`2" x 16`11"

7`0" x 9`3"

Room

Kitchen

Bedroom

Walk-In Closet

Living/Dining Room Combination

Dining Room

5pc Ensuite bath

Level

Main

Second

Second

Basement

Main

Second

Dimensions

11`10" x 12`0"

11`4" x 11`5"

5`1" x 11`7"

16`8" x 13`3"

12`11" x 9`2"

10`11" x 5`4"

Bonus Room
3pc Bathroom
Furnace/Utility Room

Second
Basement
Basement

15`0" x 13`5"
9`11" x 5`0"
9`3" x 10`2"

Bedroom - Primary
Kitchen

Second
Basement

12`5" x 16`0"
11`2" x 11`3"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R1

0920355

Remarks

Pub Rmks: **Welcome to this meticulously maintained two-storey home with an attached heated double-car garage with epoxy floors, an aggregate parking pad, and enhanced curb appeal with installed kwik kerb. The main level invites you with an open concept design, connecting the living room, kitchen, and dining area. The modern kitchen boasts granite countertops, stainless steel appliances, and a convenient wine chiller/mini bar. Engineered hardwood and ceramic flooring enhance the main level's charm. Adjacent to the kitchen, discover a convenient half bathroom, a well-placed laundry room, easy access to the garage and to the deck/backyard. Ascending to the second level, abundant natural light bathes the space. A versatile bonus room, currently repurposed as a gym, awaits your personal touch. Through double doors, awaits the primary bedroom with a sizeable walk-in closet, a vibrant feature wall and a 5 piece ensuite with a double sink granite vanity, standalone shower, and corner jet tub. The second bedroom on the second floor is bright and offers a double door closet, while the third bedroom is currently used for a home office, also featuring a closet and large windows over looking the front of the home. Descending to the basement, discover a thoughtfully designed 1 bedroom legal suite that is fully equipped with a full kitchen package as featured on the main with quartz counters, a cozy dining area, and convenient laundry. The living space offers a generously sized bedroom and full bath with in-floor heating. If you prefer the basement to be part of the main dwelling and not a legal suite, look no further. This home offers a quick and effective means to seamlessly connect the main dwelling to the basement for larger families. Outside, the patio and large backyard with manicured landscaping, offers endless possibilities for creating your outdoor oasis. Positioned conveniently, this home is near schools, shopping destinations, diverse restaurants, fitness centers, and movie theatre. For outdoor enthusiasts, it's steps away from the Birchwood Trail system and the captivating Eagle Ridge lookout. Don't miss your chance to own this stunning versatile property! Call/Book your showing today!**

Inclusions: **Stainless Steel Fridge (2), Stainless Steel Stove (2), Stainless Steel Microwave (2), Stainless Steel Dishwasher, Mini Wine/Bar Fridge, Washer/Dryer (2), Garage TV & Mount, TV Mounts (2)**

Property Listed By: **COLDWELL BANKER UNITED**

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











