



THE
A-TEAM

**RE/MAX
FIRST**

259 KILLDEER Way, Fort McMurray T9K 0R2

MLS® #: **A2116487**

Area: **Eagle Ridge**

Listing Date: **03/28/24**

List Price: **\$599,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Fort McMurray**
Year Built: **2013**
Lot Information
Lot Sz Ar: **4,814 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,745**
Low Sqft:
Ttl Sqft: **1,745**

DOM

53
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Lawn,Landscaped**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Fireplace(s),Forced Air**
Sewer:
Ext Feat: **Other**

Construction: **Concrete,Vinyl Siding,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Microwave Hood Fan,Refrigerator,See Remarks,Stove(s),Washer,Window Coverings**
Int Feat: **Kitchen Island,Open Floorplan,See Remarks,Sump Pump(s),Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	7`3" x 8`0"	Dining Room	Main	11`0" x 14`6"
Foyer	Main	10`4" x 8`7"	Kitchen	Main	13`3" x 14`7"
Laundry	Main	8`8" x 8`0"	Living Room	Main	12`0" x 14`6"
4pc Bathroom	Second	8`8" x 5`5"	4pc Bathroom	Second	9`8" x 11`0"
Bedroom	Second	11`4" x 11`0"	Bedroom	Second	11`4" x 12`0"
Bedroom - Primary	Second	16`0" x 15`0"	Walk-In Closet	Second	8`8" x 7`5"
3pc Bathroom	Basement	5`0" x 9`0"	Bedroom	Basement	9`0" x 13`7"

Game Room	Basement	16`6" x 22`0"	Furnace/Utility Room Legal/Tax/Financial	Basement	15`0" x 7`6"
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Title: Fee Simple Legal Desc:		Zoning: R1			
	0920355			Remarks	

Pub Rmks:	<p>Welcome to 259 Killdeer Way tucked away in the back section of Killdeer Way away from heavy traffic this home is perfect for families. Step inside and be greeted by a spacious entryway with lofty ceilings that soar to the second level, creating an inviting space for guests. Adjacent to the entry, is a convenient 2PC powder room.The heart of the home is complete with an open concept design, seamlessly merging the living room, dining area, and kitchen. Hardwood floors finish this inviting space. The sleek kitchen is is sure to be a fan favourite with a gas stove, sleek dark cabinetry with horizontal uppers, QUARTZ countertops, and a large island ideal for meal prep and casual dining. A pantry and large window overlooking the backyard add practicality and natural light to the space. Just off the kitchen, find the laundry room/mudroom, providing easy access to the HEATED ATTACHED GARAGE—ideal for wrangling gear and keeping messes at bay. Venture upstairs to discover 3 bedrooms, including a spacious primary retreat featuring a 5-piece ensuite with a JET TUB, walk-in shower, and dual sinks. A large walk-in closet ensures ample storage space for your wardrobe essentials. Completing the second level is a 4PC main bathroom and hallway linen closet. The professionally developed basement adds valuable living space, featuring easy-to-maintain LVP flooring and a versatile family room with future wet bar rough-ins, ideal for movie nights or playtime. An additional bedroom, separate entrance, and luxurious 3-piece bathroom with a luxurious STEAM SHOWER. Step outside to the backyard oasis, with a large deck, while a fire pit invites cozy evenings under the stars. Low-maintenance vinyl fencing on 2 of the 3 fences. Nestled adjacent to the Birchwood Trails, outdoor enthusiasts will love the year-round activities such as cross-country skiing, biking, and hiking, right at your doorstep. With approximately 40 young kids residing within one block and walking distance to St. Kateri and Walter Gladys elementary schools, this home epitomizes family-friendly living at its finest. Don't miss out on the opportunity to call this your forever home—schedule your viewing today and embrace the lifestyle you've been dreaming of!</p>
Inclusions: Property Listed By:	<p>Fridge, stove, dishwasher, washer, dryer, all window coverings, garage door opener & remote, garage heater, central ac, OTR microwave, shed, tv mount x 5 RE/MAX FORT MCMURRAY</p>

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







