



THE
A-TEAM

**RE/MAX
FIRST**

407 KILLDEER Way, Fort McMurray T9K 0R4

MLS® #: **A2124135**

Area: **Eagle Ridge**

Listing Date: **04/24/24**

List Price: **\$669,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$20k, 10-May**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

2012

Lot Information

Finished Floor Area

Lot Sz Ar:

6,367 sqft

Lot Shape:

Abv Sqft:

1,942

Low Sqft:

Ttl Sqft:

1,942

DOM

24

Layout

Beds:

5 (3 2)

Baths:

3.0 (3 0)

Style:

Modified Bi-Level

Parking

Ttl Park:

6

Garage Sz:

3

Access:

Lot Feat:

Park Feat:

Back Yard

Aggregate,Heated Garage,Triple Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Baseboard,Forced Air,Natural Gas**

Sewer:

Ext Feat: **Private Yard**

Construction:

Stone,Vinyl Siding

Flooring:

Carpet,Hardwood,Tile

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

See Remarks

Int Feat:

Breakfast Bar,Central Vacuum,Closet Organizers,Double Vanity,Granite Counters,High Ceilings,Jetted Tub,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Separate Entrance,Walk-In Closet(s),Wet Bar

Utilities:

Room Information

Room

Living Room

Dining Room

Bedroom

Bedroom - Primary

Family Room

Bedroom

Level

Main

Main

Main

Second

Lower

Lower

Dimensions

19`8" x 17`1"

13`8" x 12`1"

15`1" x 10`5"

13`8" x 20`8"

14`9" x 14`0"

14`11" x 12`0"

Room

Kitchen

Bedroom

4pc Bathroom

5pc Ensuite bath

Other

Bedroom

Level

Main

Main

Main

Second

Lower

Lower

Dimensions

15`6" x 13`0"

15`1" x 10`7"

11`6" x 5`10"

9`0" x 12`2"

14`9" x 9`8"

14`11" x 12`5"

4pc Bathroom	Lower	11`0" x 5`7"	Legal/Tax/Financial
Title: Fee Simple		Zoning: R1	
Legal Desc:	0920231		Remarks
Pub Rmks:	<p>Pristine home located in Eagle Ridge is sure to please, welcome to 407 Killdeer Way! This property is in immaculate condition offering great curb appeal. Starting with your triple car heated garage, inside has epoxy floors & in great condition. You have a huge aggregate driveway. Fulled fenced rear backyard, featuring a massive deck completed by Northwest Construction recently. (The deck is reinforced to support a hot tub for future purchase.) You also have a large swing gate to the right of the house + a storage shed. Inside you are greeted with a spacious entryway, complete with a walk-in storage closet. Beautiful hardwood flooring & stunning vaulted ceilings throughout the main level. The contemporary kitchen features greyish-brown shaker cabinetry, granite counters, new subway tile backsplash, white tile flooring, & stainless steel appliances. Ample counter space, a breakfast bar + corner pantry. The large dining space features French doors that allow direct access to the back yard. Your living room features large windows & a natural gas fireplace. There is a 4 piece bathroom complete with granite counters & new tile flooring. The washroom is placed perfectly in between the 2 main floor oversized 10 x 15 bedrooms, each with built in closet spaces & brand new carpet. Onto a true Master retreat just for you! Massive bedroom + lovely walk-in closet, this room also features remote control blackout blinds, new carpet, + a 5 piece en-suite offering dual sinks, a separate stand-up shower + a jetted tub! This level also features the second set of laundry. The basement offers large windows throughout to allow lots of natural light. Nice family/rec space, open to the wet bar area + 2 additional bedrooms & another 4 piece bathroom with same finishes as the upstairs bathrooms. Under-stair storage, + the second set of laundry located in the storage/utility room, there is also a separate entryway. This modified bi-level offers over 1800+ sq.ft, additional items to note the ducts were cleaned last year, freshly painted upper level, + the home comes with air conditioning & central vac! Original owner has kept this property in like new condition! Call to book your tour today.</p>		
Inclusions:	N/A		
Property Listed By:	COLDWELL BANKER UNITED		

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









