



THE
A-TEAM

**RE/MAX
FIRST**

195 KILLDEER Way, Fort McMurray T9K0R1

MLS®#: **A2129878**

Area: **Eagle Ridge**

Listing Date: **05/09/24**

List Price: **\$659,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$10k, 07-Aug**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Fort McMurray**
Year Built: **2011**
Lot Information
Lot Sz Ar: **6,122 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,903**
Low Sqft:
Ttl Sqft: **1,903**

DOM

165
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **3**
Garage Sz: **2**

Access:
Lot Feat: **Back Yard, Landscaped**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Balcony**

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

Kitchen Appl: **Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer**
Int Feat: **Bar**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`6" x 4`5"	Dining Room	Main	13`2" x 9`11"
Foyer	Main	16`0" x 11`10"	Kitchen	Main	13`1" x 11`10"
Laundry	Main	12`9" x 7`11"	Living Room	Main	15`11" x 19`10"
4pc Bathroom	Second	5`0" x 8`5"	4pc Ensuite bath	Second	6`7" x 11`10"
Bedroom	Second	10`3" x 14`1"	Bedroom	Second	13`11" x 14`1"
Bedroom - Primary	Second	15`0" x 15`1"	Walk-In Closet	Second	6`7" x 9`3"
4pc Bathroom	Basement	13`9" x 7`2"	Kitchen	Basement	10`3" x 14`1"
Bedroom	Basement	13`10" x 7`8"	Hall	Basement	10`5" x 13`7"
Game Room	Basement	12`7" x 13`10"	Furnace/Utility Room	Basement	5`8" x 14`0"

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **0920231**

Zoning: **R1**

Remarks

Pub Rmks: **Step into a life of comfort and luxury in this beautifully designed home, boasting a prime location with exceptional neighbours and many modern amenities. Nestled behind a full fence, this property features a spacious walkout basement and an upper balcony that offers serene views and abundant natural light. The walkout basement is thoughtfully laid out with an open concept design, featuring a bedroom, a rec room, and a kitchen space ready for you to customize with your choice of appliances. The seamless flow and generous sunlight make this space perfect for entertainment or a private retreat. Ascending to the top floor, you are greeted by an expansive open landing that leads to three well-appointed bedrooms. The master suite is a true sanctuary, featuring a massive walk-in closet and full ensuite bathroom, designed with high ceilings that enhance the sense of space and luxury. Each bedroom offers comfort and style, creating personal havens within this lovely home. The main living area is a marvel of open concept living, distinguished by high ceilings and a hardwood floor that complements the elegant white quartz countertops. The kitchen is a chef's dream with ample counter space, extensive cupboards, and a walk-through pantry that ensures everything you need is within reach. Adjacent to the kitchen, the main floor laundry adds convenience to daily living. Special features include a side entrance to the basement, which can be utilized as a separate suite or a family room. The property is equipped with a new hot water tank and is plumbed for in-floor heating, offering both efficiency and comfort. The double garage, is heated and wired, providing a perfect workspace or storage solution. Imagine yourself relaxing on the balcony after a long day, enjoying the peace of your surroundings, or hosting gatherings in the spacious interiors that feel both welcoming and luxurious. This home is not just a living space but a lifestyle choice for those seeking the best in comfort and design.**

Inclusions: **Nest Thermostat, Telus Alarm system accessories - wall panel, 2 cameras, glass door break sensor, 2 motion sensors**
 Property Listed By: **PEOPLE 1st REALTY**

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