



THE
A-TEAM

**RE/MAX
FIRST**

392 KILLDEER Way, Fort McMurray T9K 0P1

MLS®#: **A2158720** Area: **Eagle Ridge** Listing Date: **08/18/24** List Price: **\$695,000**
 Status: **Active** County: **Wood Buffalo** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Fort McMurray** Finished Floor Area
 Year Built: **2011** Abv Sqft: **2,272**
Lot Information Low Sqft:
 Lot Sz Ar: **6,504 sqft** Ttl Sqft: **2,272**
 Lot Shape:

DOM

31
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Lawn,Low Maintenance Landscape,Greenbelt,Landscaped,Sloped**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **High Efficiency,Forced Air,Humidity Control**
 Sewer:
 Ext Feat: **Balcony,Courtyard**

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

Kitchen Appl: **Dishwasher,Dryer,Microwave,Microwave Hood Fan,Refrigerator,Stove(s),Washer,Washer/Dryer,Washer/Dryer Stacked**
 Int Feat: **French Door,Granite Counters,High Ceilings,Kitchen Island,Natural Woodwork,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Smart Home,Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	5`0" x 5`0"
Foyer	Main	10`8" x 9`5"
Living Room	Main	19`8" x 14`8"
Storage	Main	6`1" x 8`0"
Bedroom	Second	10`5" x 13`6"
Bedroom	Second	11`2" x 11`5"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dining Room	Main	13`1" x 10`1"
Kitchen	Main	11`6" x 14`6"
Mud Room	Main	9`10" x 6`2"
4pc Bathroom	Second	8`7" x 4`11"
5pc Ensuite bath	Second	8`9" x 11`2"
Family Room	Second	14`11" x 23`6"

Bedroom - Primary
Bedroom
Laundry
Furnace/Utility Room

Second
Basement
Second
Basement

23`1" x 20`3"
9`1" x 12`0"
8`4" x 10`2"
7`10" x 7`6"

4pc Bathroom
Kitchen
Living Room

Basement
Basement
Basement

5`8" x 10`11"
13`0" x 9`4"
12`11" x 15`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
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0920355

Remarks

Pub Rmks:

Step into a home that beckons you to experience it in person—where every corner tells a story of elegance, comfort, and exceptional design. The moment you pull up, the charming stone facade catches your eye, setting the stage for what lies beyond. This is more than just a house; it's a retreat with unparalleled views of the river valley, where every room is bathed in natural light that dances off the hardwood and ceramic flooring. As you step inside, the open-concept layout invites you to explore, with large windows framing the scenic landscape outside. The living room, with its cozy fireplace, is perfect for both relaxation and entertaining, while the adjacent dining area, surrounded by windows, offers a bright and airy space to enjoy your meals with a view. The heart of the home, the kitchen, is as functional as it is beautiful, featuring modern appliances, ample counter space, and a layout that makes cooking a pleasure. Just off the dining area, a spacious deck awaits—ideal for summer barbecues or morning coffee as you soak in the serene surroundings. Upstairs, the master suite is a true sanctuary. Imagine waking up to the sight of the river valley right outside your window. The large sitting area is perfect for unwinding, and the spa-like ensuite ensures you start and end your day in luxury. Two additional bedrooms and a generous bonus room complete the upper level, offering space for family, guests, or even a home office. The garage is a dream come true for any hobbyist or DIY enthusiast. Heated, insulated, plumbed, and wired, it's currently set up as an amazing workshop/mancave. And with a separate entrance leading to a one-bedroom legal suite, you have the perfect opportunity for rental income or extended family accommodations. The massive backyard, backing onto a peaceful trail, is the cherry on top—providing endless opportunities for outdoor fun and relaxation. This home in Eagle Ridge is not just a place to live; it's a place to thrive. You need to see it to truly appreciate all it has to offer. Don't miss your chance to make this your new sanctuary!

Inclusions:
Property Listed By:

N/A
RE/MAX FORT MCMURRAY

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