



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**315 KILLDEER Way, Fort McMurray T9K0R3**

MLS®#: **A2165934**

Area: **Eagle Ridge**

Listing Date: **09/14/24**

List Price: **\$769,000**

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: **5,445 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **2,401**  
Low Sqft:  
Ttl Sqft: **2,401**

DOM

**5**  
Layout  
Beds: **4 (3 1)**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Corner Lot,Front Yard,Lawn,Garden,Low Maintenance Landscape,Landscaped,Level,Yard Lights,Private**

Park Feat: **Double Garage Attached,Driveway,Front Drive,Garage Door Opener,Heated Garage**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Fire Pit,Garden,Lighting,Private Yard,Storage**

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

Kitchen Appl: **Bar Fridge,Central Air Conditioner,Dishwasher,Garage Control(s),Gas Stove,Instant Hot Water,Microwave,Oven-Built-In,Range,Range Hood,Refrigerator,Stove(s),Washer/Dryer Stacked,Water Softener,Window Coverings,Wine Refrigerator**  
Int Feat: **Bar,Bookcases,Built-in Features,Ceiling Fan(s),Chandelier,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Stone Counters,Storage,Sump Pump(s),Tankless Hot Water,Walk-In Closet(s),Wet Bar,Wired for Sound**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Kitchen</b>	<b>Main</b>	<b>14`5" x 10`6"</b>	<b>Living Room</b>	<b>Main</b>	<b>16`9" x 13`10"</b>
<b>Dining Room</b>	<b>Main</b>	<b>14`5" x 11`5"</b>	<b>2pc Bathroom</b>	<b>Main</b>	
<b>Bedroom</b>	<b>Upper</b>	<b>12`9" x 9`11"</b>	<b>4pc Bathroom</b>	<b>Upper</b>	<b>0`0" x 0`0"</b>
<b>Bonus Room</b>	<b>Upper</b>	<b>15`2" x 13`2"</b>	<b>Bedroom - Primary</b>	<b>Upper</b>	<b>15`11" x 14`0"</b>

6pc Ensuite bath  
4pc Bathroom  
Bedroom

Upper  
Lower  
Lower

11`4" x 9`11"

Bedroom  
Game Room

Upper  
Lower

13`6" x 11`6"  
25`0" x 13`2"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R1**

**0920355**

Remarks

Pub Rmks: **Welcome home to 315 Killdeer Way~2014 Oil Barons Dream home by Cherrywood Homes! DREAM HOME is an understatement! This home has more bells & whistles than you can imagine! The main floor features a show stopping kitchen with an abundance of modern, white floor to ceiling cabinets, top of the line KitchenAid stainless steel appliances including a cabinet ready, fully integrated refrigerator valued at approximately \$10,000, a cabinet ready fully integrated knock to open MIELE brand dishwasher, a warming drawer/bread proofer, 6 burner cooktop gas stove, and waterfall countertops that continue from the edges down to the floor. The result is a beautiful seamless flow of natural stone. All drawers/cabinets throughout the home are slow closing. From the dining area you will find access to the fully landscaped back yard complete with a large deck on the way to your hot-tub! The elegant stone fireplace makes the living room a perfect place to cozy up and relax on the cold winter nights. Just off the kitchen is the laundry room (stackable LG washer and dryer) with access to the large heated (in-floor) garage that is the PERFECT man cave. Also located on this level is the office and powder room. Upstairs, the huge BONUS room welcomes you and leads to two very spacious bedrooms as well as a full bathroom. This floor of the home is flooded with natural light. Down the hall is the piece de resistance, the large master bedroom with a truly INCREDIBLE ensuite fit for a king & queen. In the basement there is another family room with a unique bar with quartz counters and your own private wine cellar with 240 bottle capacity, a 4th bedroom and another 4-piece bathroom all with in-floor heat. To top it off you have 9' ceilings on all levels, Central Vac, Central Air, Touch Faucets in Kitchen/Laundry/Wet Bar, and many more luxuries you will only find in a DREAM HOME! This home is an absolute must see! Don't miss your chance call and book your private viewing today!**

Inclusions:  
Property Listed By:

**N/A**  
**3% REALTY FORT MCMURRAY**

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









