



THE
A-TEAM

**RE/MAX
FIRST**

159 KILLDEER Way, Fort McMurray T9K 0P8

MLS®#: **A2166120** Area: **Eagle Ridge** Listing Date: **09/18/24** List Price: **\$679,888**
 Status: **Active** County: **Wood Buffalo** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Fort McMurray**
 Year Built: **2010**
Lot Information
 Lot Sz Ar: **5,505 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,692**
 Low Sqft:
 Ttl Sqft: **2,692**

DOM

1
Layout
 Beds: **6 (3 3)**
 Baths: **5.0 (5 0)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Front Yard,Lawn,Landscaped,Private**
 Park Feat: **Double Garage Attached,Driveway,Heated Garage,Insulated**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer: **Public Sewer**
 Ext Feat: **Private Yard**

Construction: **Stone,Vinyl Siding**
 Flooring: **Hardwood,Laminate,Tile**
 Water Source: **Public**
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Microwave,Refrigerator,Stove(s),Washer/Dryer**
 Int Feat: **Breakfast Bar,Built-in Features,Crown Molding,Double Vanity,Granite Counters,High Ceilings,Jetted Tub,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Separate Entrance,Sump Pump(s),Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s)**
 Utilities: **Cable Connected,Electricity Connected,Natural Gas Connected,Garbage Collection,Phone Connected,Sewer Connected,Water Connected**

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
3pc Bathroom	Main	8`11" x 7`1"	4pc Bathroom	Upper	4`11" x 8`9"
5pc Ensuite bath	Upper	9`6" x 12`4"	Bedroom	Upper	12`0" x 14`4"
Bedroom	Upper	14`10" x 12`5"	Bedroom - Primary	Upper	12`9" x 19`4"
4pc Bathroom	Basement	7`7" x 4`11"	4pc Ensuite bath	Basement	7`10" x 5`1"
Bedroom	Basement	10`6" x 10`2"	Bedroom	Basement	8`2" x 15`3"

Bedroom **Basement** **10`8" x 11`9"** Legal/Tax/Financial

Title: Zoning: **R1**
Fee Simple

Legal Desc: **0920231** Remarks

Pub Rmks: **EXCEPTIONAL CUSTOM BUILD IN EAGLE RIDGE WITH JUST UNDER 4000 SQ FT OF LIVING SPACE, AN INCREDIBLE 7 BEDROOMS, 5 FULL BATHROOMS, 3 SUITES, A WALK-OUT BASEMENT AND NO CARPET HOME! This floor plan offers so much functionality and affordability for many lifestyles. The main level offers a great layout for those who have seniors living with them or need for wheelchair accessibility as the main level features a bedroom and full bathroom. The Sellers say that the 2 legal suite in the basement and bachelor suite have paid for the monthly mortgage costs of this home over the years. What an opportunity to own and live on a main and upper level that boasts just under 2700 sqft of luxury living space for next to nothing. The cash flow benefits alone speak for itself about this home but let's talk about the exceptional design and finishings of the home. You step inside a stunning entryway that opens to SOARING VAULTED CEILINGS, imagine the amazing Christmas tree that could make this room so magical during the holiday season. This great room features a gas fireplace with custom mantle. The main and upper level are covered in HARDWOOD floors. The great room leads to your stunning kitchen with wrap-around island and eat-up breakfast bar, stainless appliances including a gas stove, beautiful backsplash, GRANITE countertops, corner pantry & garburator. This open living area has a large dining area with garden doors leading to your upper deck. Also, you have a 2nd living room with a 2nd gas fireplace. The main level continues with a large bedroom and full bathroom. This room could also make a fantastic home office. Take the grand staircase to the upper level that overlooks the main level and features a BONUS ROOM, upper-level laundry room with French doors, 3 oversized bedrooms and 2 full bathrooms. Primary bedroom with walk-in closet and a 5 pc ensuite with double sinks, jetted tub and stand-up shower. An additional feature of this bedroom oasis is the covered balcony where you can take in the river valley views. The lower level is where the cash flow/mortgage help begins. It has been finished with same luxury finishings as upper levels and you have 2 separate entrances, one leading to your 2-bedroom legal suite with full kitchen and full bathroom and living room and the other leading to the other 1-bedroom suite with full kitchen and bathroom and living area. In addition, you have a bachelor suite that could be used for your personal use or as a rental. This home screams opportunity. In addition, it features CENTRAL A/C, CENTRAL VAC, covered lower deck, landscaped yard, attached oversize double heated garage. All perfectly located in the Eagle ride a block from 2 schools, walking trails, parks shopping and more. Call today for your personal tour to take advantage of this fantastic opportunity to own.**

Inclusions: **Central a/c, window coverings, garage heater, mini fridge, fridge x2, stove x2, microwave x3, washer & dryer x2, bachelor unit furniture negotiable**
Property Listed By: **COLDWELL BANKER UNITED**

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









