



THE
A-TEAM

**RE/MAX
FIRST**

328 KILLDEER Way, Fort McMurray T9K 0R3

MLS®#: **A2175999** Area: **Eagle Ridge** Listing **10/28/24** List Price: **\$649,900**
 Status: **Active** County: **Wood Buffalo** Change: **-\$10k, 30-Oct** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Fort McMurray** Finished Floor Area
 Year Built: **2010** Abv Sqft: **2,200**
Lot Information Low Sqft:
 Lot Sz Ar: **4,747 sqft** Ttl Sqft: **2,200**
 Lot Shape:
 Access:
 Lot Feat: **Back Yard,Greenbelt,Landscaped,Standard Shaped Lot**
 Park Feat: **Double Garage Attached,Driveway,Heated Garage**

DOM

15
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**
Parking
 Ttl Park: **4**
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stone,Vinyl Siding**
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Tile,Wood**
 Sewer: Water Source:
 Ext Feat: **Other** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Refrigerator,Washer,Window Coverings**
 Int Feat: **Breakfast Bar,Double Vanity,Granite Counters,Open Floorplan,Pantry,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Foyer	Main	7`9" x 9`0"	Office	Main	11`0" x 9`11"
Living Room	Main	14`3" x 15`7"	Dining Room	Main	9`9" x 13`10"
Kitchen	Main	12`6" x 14`6"	2pc Bathroom	Main	4`10" x 5`2"
Laundry	Main	8`2" x 6`0"	Bonus Room	Second	18`6" x 15`4"
Bedroom - Primary	Second	14`4" x 13`0"	5pc Ensuite bath	Second	8`7" x 15`2"
Walk-In Closet	Second	9`1" x 5`7"	4pc Bathroom	Second	4`11" x 9`1"
Bedroom	Second	10`6" x 12`8"	Bedroom	Second	10`6" x 11`2"

Game Room
Bedroom
4pc Bathroom

Basement
Basement
Basement

18`5" x 22`3"
10`5" x 11`7"
4`11" x 7`9"

Kitchen
Walk-In Closet
Furnace/Utility Room

Basement
Basement
Basement

10`10" x 13`0"
10`5" x 4`6"
6`9" x 13`8"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R1

0920355

Remarks

Pub Rmks:

Welcome to 328 Killdeer Way. This beautiful home, measuring 2,200 sq ft, is nestled in the serene neighbourhood of Eagle Ridge, making it an ideal location for growing families. From the moment you step inside, you are greeted by an elegant entryway with a large closet and a stunning cascading staircase that sets the tone for the rest of the home. The kitchen is a chef's delight, featuring rich cabinetry, granite countertops, a large kitchen island with a breakfast bar, stainless steel appliances, and a spacious corner pantry. It seamlessly transitions into the dining area, which boasts lovely French doors leading to a massive deck with spectacular views of the Birchwood Trails—perfect for entertaining guests or enjoying outdoor dining. The living room is bathed in natural light from tall, grand windows, while a cozy gas fireplace adds warmth and ambiance to the space. The main floor includes an office/bedroom and a sizeable laundry room with a separate entrance. A conveniently located 2-piece bathroom completes this level. Ascend to the second floor to find a fantastic bonus room spanning 18X15 sq ft. With high ceilings and ample windows, this area offers a versatile living space perfect for relaxation and gatherings. The primary bedroom is a true retreat with wall-to-wall windows showcasing picturesque views. It also features a luxurious 5-piece ensuite with dual sinks, a massive mirror, a stand-up shower, and a large tub. This floor also houses 2 more bedrooms, each with ample space and storage, and another 4-piece main bathroom. The walkout basement includes a lovely rec room with access to a large patio and a lush southwest exposure backyard—an ideal space for outdoor activities with friends and family. This legal basement suite is complete with a sizeable kitchen and dining area, another bedroom, and a 4-piece bathroom. This property offers a double attached heated garage and a large driveway, making parking a breeze. This home is ideally located away from the hustle and bustle of city life while still being close to amenities and conveniences. Experience the perfect blend of comfort, style, and convenience in this exceptional Eagle Ridge property. Check out the photos, floor plans, and 3D tour and call today to book your personal viewing.

Inclusions:
Property Listed By:

Refrigerator X2, Stove X2, Dishwasher X2, Washer, Dryer, A/C, Shed, Electric Garage Heater, and All Window Coverings.
ROYAL LEPAGE BENCHMARK

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













