



THE
A-TEAM

**RE/MAX
FIRST**

423 KILLDEER Way, Fort McMurray T9K0R4

MLS®#: **A2179430** Area: **Eagle Ridge** Listing Date: **11/15/24** List Price: **\$584,900**
 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: **1,457**
 Lot Information Low Sqft:
 Lot Sz Ar: **6,072 sqft** Ttl Sqft: **1,457**
 Lot Shape:

DOM

66
Layout
 Beds: **4 (3 1)**
 Baths: **3.0 (3 0)**
 Style: **Bungalow**

Parking

Ttl Park: **6**
 Garage Sz: **2**

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

Utilities and Features

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

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Microwave,Refrigerator**
 Int Feat: **Bar,Jetted Tub,No Animal Home,No Smoking Home,Separate Entrance,Sump Pump(s),Walk-In Closet(s),Wet Bar**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Second	5`0" x 9`1"	4pc Ensuite bath	Second	9`9" x 12`0"
Bedroom	Second	12`3" x 9`4"	Bedroom	Second	12`4" x 9`4"
Dining Room	Second	9`11" x 6`0"	Kitchen	Second	16`0" x 13`11"
Living Room	Second	13`0" x 18`0"	Bedroom - Primary	Second	15`6" x 20`2"
4pc Bathroom	Basement	6`9" x 7`10"	Bedroom	Basement	13`11" x 8`11"

Game Room

Basement

20`10" x 13`7"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

Zoning:

R1

0920231

Remarks

Pub Rmks:

PRIDE OF OWNERSHIP! DOUBLE ATTACHED HEATED GARAGE! AMPLE DRIVEWAY PARKING! Sitting in lower Eagle Ridge across the street from a park and trail access is the immaculately kept 423 Killdeer Way. This Stratford built home offers a large foyer as you enter the property. On the top level you are greeted by a large living room area filled with hardwood flooring which is accented nicely with a gas fireplace. The living room looks onto the open concept kitchen/dinning area that boasts a kitchen island with pendant lighting, ample counter and cabinet space, newer S/S appliances, and of course a kitchen pantry. The dining area gives access to the spacious back deck with gas connection for the bbq, and a view of your fenced/landscaped back yard. On the top level of the home there is 3 great sized bedrooms which includes the primary bedroom that offers a walk in closet and a 4 PCE en suite bathroom which boasts a large vanity space, stand up shower, and a jetted tub. There is also an additional 4PCE bathroom outside of the spare bedrooms. The fully developed basement has supplemental baseboard electric heat, a large rec room, wet bar with a dishwasher, a 4th bedroom, a laundry room and laundry sink, along with another 4 PCE bathroom. The basement also has a SEPARATE ENTRANCE through the garage. Last but not least the MASSIVE DOUBLE ATTACHED HEATED GARAGE will meet all your parking needs and come with epoxy floors so clean you could eat off of them. Other features include A/C, walking distance to St. Kateri and Walter and Gladys Hill schools, crown moulding throughout the main floor, newer attic insulation, and much more. Call now for your personal showing.

Inclusions:

Property Listed By:

Fridge, Stove, Dishwasher, Microwave, Washer X2, Dryer X2, all window coverings, basement fridge & dishwasher, A/C Unit, Garage Heater, ROYAL LEPAGE BENCHMARK

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











