



THE
A-TEAM

**RE/MAX
FIRST**

463 KILLDEER Way, Fort McMurray T9K0R5

MLS®#: **A2190490**

Area: **Eagle Ridge**

Listing Date: **01/27/25**

List Price: **\$779,000**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Fort McMurray**
Year Built: **2011**

Finished Floor Area
Abv Sqft: **2,815**

Lot Information

Lot Sz Ar: **6,208 sqft**
Lot Shape:

Low Sqft:
Ttl Sqft: **2,815**

DOM

40
Layout
Beds: **7 (5 2)**
Baths: **5.0 (5 0)**
Style: **2 Storey**

Access:

Lot Feat: **Corner Lot**
Park Feat: **Double Garage Attached**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Balcony, Fire Pit, Private Entrance, Private Yard**

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

Kitchen Appl: **Central Air Conditioner, Dishwasher, Gas Range, Microwave, Range Hood, Refrigerator, Washer/Dryer**
Int Feat: **Central Vacuum, High Ceilings, Jetted Tub, Pantry, Quartz Counters, Sump Pump(s), Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	8`10" x 5`0"
Foyer	Main	15`4" x 9`6"
4pc Bathroom	Second	11`5" x 5`1"
Family Room	Second	17`1" x 14`0"
Kitchen	Second	11`10" x 15`2"
4pc Bathroom	Third	4`9" x 8`5"
Bedroom	Third	12`7" x 12`0"

Room	Level	Dimensions
Bedroom	Main	12`0" x 12`2"
Furnace/Utility Room	Main	7`3" x 6`5"
Dining Room	Second	10`9" x 9`9"
Bedroom	Second	12`6" x 15`7"
Living Room	Second	21`8" x 15`6"
5pc Ensuite bath	Third	12`1" x 9`6"
Bedroom	Third	12`7" x 14`8"

Bedroom - Primary
4pc Bathroom
Kitchen
Bedroom - Primary

Third
Basement
Basement
Basement

15`6" x 15`11"
7`11" x 4`11"
9`9" x 7`10"
11`5" x 13`1"

Walk-In Closet
Bedroom
Living Room

Third
Basement
Basement

8`7" x 5`5"
10`4" x 11`4"
13`6" x 13`1"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0920231

Zoning:
R1

Remarks

Pub Rmks:

Discover executive living at its finest in this stunning 2-storey home, boasting over 3,500 sqft of exquisitely designed living space nestled near the serene Birchwood Trails. From the moment you step inside, you'll be captivated by the luxurious mocha cabinetry, complemented by quartz countertops and a custom tiled feature wall in the gourmet kitchen, complete with a spacious pantry. The expansive 34 x 10 rear deck, made with low-maintenance dura decking, is bathed in natural light and is perfect for hosting summer barbecues or simply relaxing by the pool. This corner lot offers a unique sense of privacy, This home features a beautifully landscaped yard with a fire pit, ideal for cozy evenings. The large ensuite, hardwood flooring, and custom tile work throughout the home speak to the quality and attention to detail that went into its design. Located near top-rated schools, this property also includes an amazing garage, perfect for the car enthusiast or those needing extra storage. Bonus has a 2 bedroom legal basement suite. This will help you with monthly payments to keep your payments even lower. This home is a true masterpiece that offers both style and functionality in one of the most sought-after neighborhoods. Don't miss the opportunity to make this exceptional property your own! call today for you personal viewing

Inclusions:
Property Listed By:

n/a
EXP REALTY

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











