



THE
A-TEAM

**RE/MAX
FIRST**

127 KILLDEER Place, Fort McMurray T9K 0R2

MLS®#: **A2192769**

Area: **Eagle Ridge**

Listing Date: **02/20/25**

List Price: **\$679,900**

Status: **Pending**

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:

6,845 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

1,962

Low Sqft:

Ttl Sqft:

1,962

DOM

77

Layout

Beds:

5 (2 3)

Baths:

3.0 (3 0)

Style:

Bungalow

Parking

Ttl Park:

4

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Irregular Lot,Landscaped,See Remarks

Double Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Fire Pit**

Construction:

Composite Siding,See Remarks,Wood Frame

Flooring:

Carpet,Hardwood,Tile

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Bar Fridge,Central Air Conditioner,Dishwasher,Dryer,Microwave,See Remarks,Stove(s),Washer,Window Coverings

Int Feat:

Closet Organizers,High Ceilings,Jetted Tub,Kitchen Island,Open Floorplan,See Remarks,Sump Pump(s),Vinyl Windows,Walk-In Closet(s)

Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	31`2" x 20`3"
Bedroom	Main	43`3" x 41`3"
Family Room	Main	50`0" x 45`11"
Kitchen	Main	42`8" x 47`7"
Living Room	Main	56`4" x 55`9"
Bedroom - Primary	Main	42`8" x 49`3"
Bedroom	Basement	40`9" x 72`9"

Room	Level	Dimensions
5pc Ensuite bath	Main	43`6" x 38`3"
Dining Room	Main	42`8" x 26`3"
Foyer	Main	24`1" x 24`10"
Laundry	Main	36`11" x 24`4"
Office	Main	43`3" x 32`10"
4pc Bathroom	Basement	28`2" x 26`3"
Bedroom	Basement	41`0" x 37`9"

Bedroom	Basement	39`4" x 35`0"	Game Room	Basement	92`5" x 96`0"
Storage	Basement	56`4" x 29`6"	Furnace/Utility Room	Basement	36`11" x 39`4"
Legal/Tax/Financial					

Title:	Zoning:				
Fee Simple	R1				
Legal Desc:	0920355	Remarks			

Pub Rmks:	<p>Welcome to your dream home! This EXECUTIVE STYLE BUNGALOW is the perfect blend of luxury and comfort, situated on a quiet cul-de-sac right next to the breathtaking Birchwood Trails. With over 3700 sqft of living space, this home is the ultimate family retreat. As you step inside, be prepared to be wowed by the unique floor plan that exudes grandeur, with soaring 12 foot ceilings and a stunning 2-way fireplace featuring a floor-to-ceiling rock wall. The main floor is designed to impress with a flex room that doubles as a home office, a 3rd bedroom or a space for your family's imagination to run wild, a formal dining room, a cozy living room, and a spacious eat-in kitchen. The kitchen is a chef's delight, boasting 2-tone cabinetry, quartz countertops, a sil-granite sink, spice drawers, stainless steel appliances, and an eat-up bar. The main floor also features 2 generously sized bedrooms, including a primary suite with a gorgeous ensuite that offers dual sinks, an air jet tub, a tiled shower, and a walk-in closet. The quality craftsmanship is evident throughout the home, with hardi-plank siding, supersized windows, crown mouldings, top-down bottom-up blinds, and classic archways that add a timeless, elegant touch. The basement is an entertainer's paradise, featuring a family games room with a cozy fireplace, large above-ground windows, a wet bar, and a pool table. The basement also offers 3 spacious bedrooms, a full bathroom, a gym room, and plenty of closet space for storage. The backyard is perfect for hosting summer barbecues or just lounging with a raised deck with low maintenance composite decking and a large ground-level stone patio. The pie-shaped lot offers privacy with tall columnar aspens and a stone fire pit patio in the large side yard. Living next to the Birchwood Trails means you can enjoy year-round outdoor activities like cross country skiing, biking, and hiking. The 21' x 27' attached heated garage features built-in loft storage and direct access to the home through the mudroom. This home is perfect for families, located in a cul-de-sac away from the hustle and bustle of the city, with approximately 40 young kids living within 1 block of the home and less than 1 km walking distance from St. Kateri and Walter Gladys elementary schools. Don't miss your chance to make this executive bungalow your forever home!</p>
Inclusions:	Fridge, stove, dishwasher, washer, dryer, central ac, garage heater, garage door opener, bar fridge, pool table, garage shelving, all window coverings
Property Listed By:	RE/MAX Connect

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









