



THE
A-TEAM

**RE/MAX
FIRST**

151 KILLDEER Way, Fort McMurray T9K 0P8

MLS®#: **A2202523**

Area: **Eagle Ridge**

Listing Date: **03/18/25**

List Price: **\$620,000**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Fort McMurray**
Year Built: **2010**
Lot Information
Lot Sz Ar: **5,502 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,671**
Low Sqft:
Ttl Sqft: **1,671**

DOM

13
Layout
Beds: **5 (3 2)**
Baths: **4.0 (4 0)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat:
Park Feat:

Back Yard

Double Garage Attached,Driveway,Front Drive,Garage Door Opener,Garage Faces Front,Heated Garage,Parking Pad

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher,Garage Control(s),Microwave,Refrigerator,Stove(s),Washer/Dryer,Window Coverings**
Int Feat: **Granite Counters,High Ceilings,Jetted Tub,Open Floorplan,Pantry,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	5`0" x 8`3"
Dining Room	Main	8`4" x 14`11"
4pc Bathroom	Second	7`8" x 14`5"
Bedroom	Second	13`0" x 9`11"
4pc Bathroom	Basement	5`0" x 8`1"
Bedroom	Basement	8`5" x 13`2"
Game Room	Basement	14`7" x 21`11"

Room	Level	Dimensions
Bedroom	Main	12`6" x 14`0"
Kitchen	Main	9`10" x 12`11"
4pc Ensuite bath	Second	8`4" x 4`11"
Bedroom - Primary	Second	12`3" x 16`7"
Bedroom	Basement	8`10" x 13`2"
Kitchen	Basement	15`2" x 11`5"
Furnace/Utility Room	Basement	9`10" x 6`0"

Living Room

Main

18`2" x 13`5"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0920231

Zoning:
R1

Remarks

Pub Rmks: **Welcome to 151 Killdeer Way: With 5 bedrooms and 4 bathrooms, this home offers a unique blend of functionality and space with its legal two bedroom walk out basement suite, and upper level with three bedrooms and three full bathrooms, whether you have multiple generations under one roof or its just yourself and your room mates, there is enough space for everyone to enjoy in this cozy home. Beginning with the main level, the living room has soaring high ceilings and a natural gas fireplace. The dining room sits next to the kitchen where you'll find stainless steel appliances, granite countertops and a corner pantry. The main level is also home to a bedroom and four piece bathroom, perfect for guests or multiple generations under one roof. Upstairs offers a more private setting for two bedrooms each with their own ensuite bathroom. The primary bedroom is spacious enough for a king size bed, has its own walk in closet and large ensuite with a soaker tub and vanity, while the other bedroom is a great size with a convenient four piece ensuite as well. The lower level of the home is spacious and bright with direct access to the yard or go through the side door and down the stairs. The living area is spacious while the kitchen is fully equipped with stainless steel appliances. Two bedrooms and a four piece bathroom complete the lower level and occupants can enjoy the privacy the lower**

Inclusions: **Fridge x2, stove x2, dishwasher x2, microwave x2, washer & dryer x2, garage heater.**

Property Listed By: **The Agency North Central Alberta**

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









