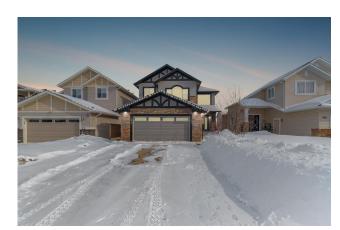


151 KILLDEER Way, Fort McMurray T9K 0P8

A2202523 **Eagle Ridge** Listing 03/18/25 List Price: **\$588,000** MLS®#: Area:

Status: Active County: **Wood Buffalo** Change: -\$10k, 07-May Association: Fort McMurray

Date:



General Information

Prop Type: Sub Type: Detached City/Town: Fort McMurray

Year Built: 2010 Lot Information

Lot Sz Ar: Lot Shape: Residential

Finished Floor Area Abv Saft:

Low Sqft: Ttl Sqft: 5,502 sqft 1,671

<u>Parking</u>

DOM

Layout

Beds:

Baths:

Style:

52

Ttl Park: 4 Garage Sz: 2

5 (3 2)

4.0 (4 0)

2 Storey

Access:

Lot Feat: **Back Yard**

Park Feat: Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Heated

1,671

Garage, Parking Pad

Utilities and Features

Roof: **Asphalt Shingle** Construction:

Heating: Forced Air

Sewer:

Ext Feat: **Balcony**

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

Granite Counters, High Ceilings, Jetted Tub, Open Floorplan, Pantry, Walk-In Closet(s) Int Feat:

Utilities:

Room Information

| <u>Room</u> | <u>Level</u> | <u>Dimensions</u> | <u>Room</u> | <u>Level</u> | <u>Dimensions</u> |
|--------------|--------------|-------------------|----------------------|--------------|-------------------|
| 4pc Bathroom | Main | 5`0" x 8`3" | Bedroom | Main | 12`6" x 14`0" |
| Dining Room | Main | 8`4" x 14`11" | Kitchen | Main | 9`10" x 12`11" |
| 4pc Bathroom | Second | 7`8" x 14`5" | 4pc Ensuite bath | Second | 8`4" x 4`11" |
| Bedroom | Second | 13`0" x 9`11" | Bedroom - Primary | Second | 12`3" x 16`7" |
| 4pc Bathroom | Basement | 5`0" x 8`1" | Bedroom | Basement | 8`10" x 13`2" |
| Bedroom | Basement | 8`5" x 13`2" | Kitchen | Basement | 15`2" x 11`5" |
| Game Room | Basement | 14`7" x 21`11" | Furnace/Utility Room | Basement | 9`10" x 6`0" |

Living Room Main 18`2" x 13`5"

Legal/Tax/Financial

Title: Zoning: Fee Simple R1

Legal Desc: **0920231**

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

Inclusions:

Property Listed By: The Agency North Central Alberta

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

