



THE
A-TEAM

**RE/MAX
FIRST**

112 KILLDEER Way, Fort McMurray T9K 0P8

MLS®#: **A2204021**

Area: **Eagle Ridge**

Listing Date: **03/20/25**

List Price: **\$569,900**

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**
Lot Information
Lot Sz Ar: **6,102 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,511**
Low Sqft:
Ttl Sqft: **1,511**

DOM

11
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **Bungalow**

Parking

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

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Landscaped**
Park Feat: **Concrete Driveway,Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **None**

Construction: **Brick,Vinyl Siding**
Flooring: **Carpet,Hardwood,Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **See Remarks**
Int Feat: **Closet Organizers,Double Vanity,Kitchen Island,Laminate Counters,Open Floorplan,Pantry,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	18`0" x 17`5"
Kitchen	Main	12`8" x 11`0"
2pc Bathroom	Main	5`0" x 6`10"
5pc Ensuite bath	Main	9`2" x 9`11"
Bedroom	Main	10`10" x 10`11"
Family Room	Lower	20`6" x 22`11"
Foyer	Lower	10`2" x 16`10"

Room	Level	Dimensions
Dining Room	Main	15`0" x 7`7"
Laundry	Main	7`0" x 6`10"
Bedroom - Primary	Main	14`0" x 13`0"
Bedroom	Main	10`10" x 14`3"
4pc Bathroom	Main	4`11" x 8`6"
4pc Bathroom	Lower	8`8" x 5`0"
Bedroom	Lower	12`0" x 10`0"

Title: **Fee Simple**
Legal Desc: **0920231**

Zoning: **R1**

Remarks

Pub Rmks: **Walk-up Bungalow in Eagle Ridge - Backing Greenspace, welcome to 112 Killdeer Way! Situated on a spacious 6,000 sq. ft. lot with rear pathway leading you directly to the Birchwood Trail System. You are welcomed into an extra large foyer that leads up to your main living space. The main Level is bright, spacious & offers open concept layout with large windows that allow the west evening sun in! Modern kitchen with ample cabinetry, large prep island, corner pantry, + stainless steel appliances. The dining area gives direct access to a rear deck overlooking the green space, 2 tiered deck & your hot tub! 2 pc powder room is conveniently located just steps away from the main living space with attached laundry room. Located at the end of the hall is your primary bedroom completed with a walk-in closet and 5 piece ensuite offer dual sinks, separate tub & stand alone shower. Second & third bedroom are across the hall with an additional full bathroom. The lower level features a large family/rec room, ideal for entertaining or a home theatre setup! + the 4th bedroom & another full 4 pc bathroom. Attached you have the heated 21x24 garage with plenty of room for vehicles and storage. This fully finished 4-bedroom, 4-bathroom home offers the perfect blend of comfort, style, and functionality & is walking distance to parks, schools, shopping, and trails. Perfect for those seeking a peaceful retreat with modern conveniences in one of YMM's desirable neighborhoods. Don't miss out—schedule your private showing today!**

Inclusions: **Fridge, Stove, OTR Microwave, Dishwasher, Washer, Dryer, Laundry room cabinet, Shelving in the living room, kitchen, & primary bedroom. TV Mtg bracket in the living room, Electric Fireplace, Garage heater, Hot tub, Shed.**

Property Listed By: **COLDWELL BANKER UNITED**

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









