



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**443 KILLDEER Way, Fort McMurray T9K0R5**

MLS® #: **A2204830**

Area: **Eagle Ridge**

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

List Price: **\$675,000**

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**  
Lot Information  
Lot Sz Ar: **5,762 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **2,037**  
Low Sqft:  
Ttl Sqft: **2,037**

DOM

**11**  
Layout  
Beds: **4 (3 1)**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Parking

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

Access:  
Lot Feat: **Back Yard, Landscaped**  
Park Feat: **Double Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Built-In Refrigerator, Dishwasher, Electric Stove, Microwave, Washer/Dryer**  
Int Feat: **Granite Counters, Kitchen Island**  
Utilities:

Room Information

Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`9" x 5`2"</b>
<b>Kitchen</b>	<b>Main</b>	<b>11`7" x 14`5"</b>
<b>Living Room</b>	<b>Main</b>	<b>11`11" x 16`7"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>7`3" x 12`8"</b>
<b>Bedroom</b>	<b>Second</b>	<b>11`4" x 10`8"</b>

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>9`6" x 16`7"</b>
<b>Laundry</b>	<b>Main</b>	<b>9`6" x 7`0"</b>
<b>Office</b>	<b>Main</b>	<b>9`2" x 10`1"</b>
<b>5pc Ensuite bath</b>	<b>Second</b>	<b>10`8" x 9`9"</b>
<b>Bedroom</b>	<b>Second</b>	<b>15`11" x 12`8"</b>

Bedroom - Primary  
4pc Bathroom  
Game Room

Second  
Basement  
Basement

15`11" x 17`8"  
4`11" x 8`8"  
11`7" x 12`1"

Walk-In Closet  
Bedroom

Second  
Basement

9`6" x 6`2"  
9`11" x 12`0"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R1**

**0920231**

Remarks

Pub Rmks:

**Meticulously Maintained Luxury Home with Impressive Curb Appeal - Welcome to 443 Killdeer Way! Nestled in the desirable and established neighborhood of Eagle Ridge, this stunning two-storey home offers 2,037 sq. ft. of refined living space, featuring 4 bedrooms and 3.5 bathrooms. Situated on a beautifully landscaped 5,762 sq. ft. lot, the property combines elegance, functionality, and charm in every detail. The main level of this immaculate home is designed with an open-concept layout that enhances both style and practicality. The kitchen is a chef's dream, showcasing gleaming white granite countertops, freshly painted white soft-close cabinetry with sleek black hardware, stainless steel appliances, and a spacious pantry. A large center island provides ample prep space and serves as the heart of the room, while a newly finished accent wall adds a touch of sophistication to the bright and airy dining area. Adjacent to the kitchen, the expansive living room is flooded with natural light, courtesy of large windows, and features beautiful hardwood floors. The custom gas fireplace, framed by a tile face and wood mantel, offers both warmth and an inviting focal point for the room. The main floor also includes a large office, a convenient main floor laundry area, and ample storage space throughout. Upstairs, the spacious master suite serves as a luxurious retreat. The room is bathed in natural light, offering a serene atmosphere, while the generous walk-in closet provides plenty of storage. The 5-piece ensuite bathroom is a true sanctuary, complete with dual sinks, granite countertops, ceramic tile floors, a jetted tub, and a large stand-up shower with a beautifully tiled surround. The fully developed basement is a modern and versatile space, finished with ceramic tile floors and in-floor heating for added comfort. It includes a large recreation/games area, a well-sized bedroom, and a 4-piece bathroom featuring granite countertops and elegant finishes. Step outside into the fully fenced and professionally landscaped backyard, where you'll find a beautiful deck complete with a hot tub and pergola - perfect for relaxing or entertaining. This home has been thoughtfully upgraded with modern amenities, including a NEW hot water tank, and central air conditioning. For added convenience, the double concrete driveway leads to an attached, heated garage, offering plenty of space for your vehicles and storage needs. Don't miss out on the opportunity to own this meticulously maintained luxury home. Contact us today to schedule your private viewing!**

Inclusions:  
Property Listed By:

**Fridge, Stove, Dishwasher, Washer, Dryer, microwave. hot tub, a/c, garage heater, pergola  
ROYAL LEPAGE BENCHMARK**

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











