



THE
A-TEAM

**RE/MAX
FIRST**

195 KILLDEER Way, Fort McMurray T9K 0R1

MLS®#: **A2214687**

Area: **Eagle Ridge**

Listing Date: **04/26/25**

List Price: **\$639,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$10k, 29-May**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

2011

Lot Information

Finished Floor Area

Lot Sz Ar:

6,122 sqft

Lot Shape:

Abv Sqft:

1,861

Low Sqft:

Ttl Sqft:

1,861

DOM

33

Layout

Beds:

4 (3 1)

Baths:

3.5 (3 1)

Style:

2 Storey

Parking

Ttl Park:

4

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Back Yard,Irregular Lot,Landscaped,Lawn

Double Garage Attached,Driveway,Heated Garage

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Balcony**

Construction:

Vinyl Siding

Flooring:

Carpet,Ceramic Tile,Hardwood,Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Microwave,Refrigerator,Stove(s),Washer

Int Feat:

Breakfast Bar,Kitchen Island,Open Floorplan,Pantry,Separate Entrance,Walk-In Closet(s),Wet Bar

Utilities:

Room Information

Room	Level	Dimensions
Foyer	Main	7`10" x 10`3"
2pc Bathroom	Main	
Kitchen	Main	11`3" x 13`0"
Bedroom	Second	13`11" x 10`2"
4pc Bathroom	Second	
Walk-In Closet	Second	9`5" x 6`9"
Den	Basement	6`1" x 5`3"

Room	Level	Dimensions
Living Room	Main	13`9" x 16`0"
Dining Room	Main	10`5" x 13`0"
Laundry	Main	7`10" x 12`6"
Bedroom	Second	9`11" x 13`9"
Bedroom - Primary	Second	14`11" x 14`11"
4pc Ensuite bath	Second	11`11" x 6`10"
Other	Basement	14`2" x 7`10"

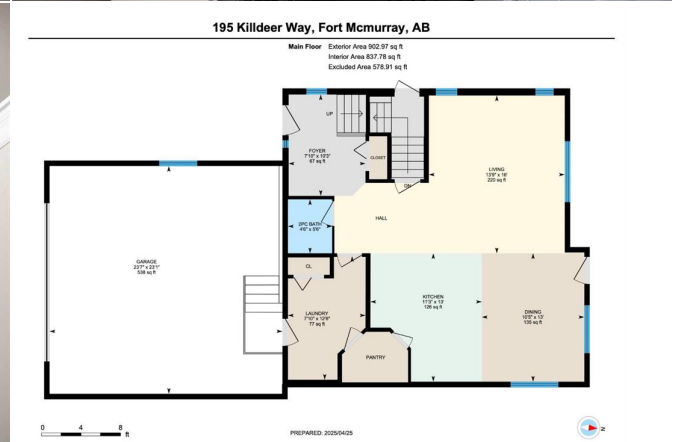
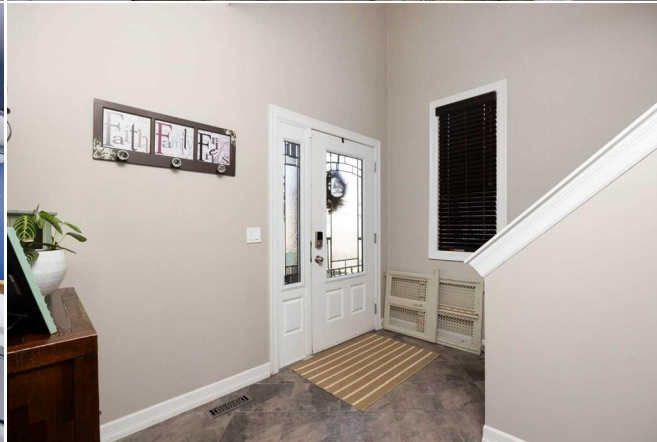
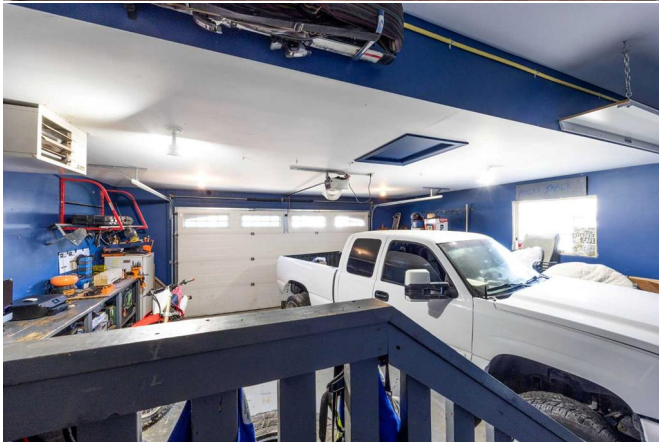
Furnace/Utility Room Bedroom	Basement Basement	14`0" x 5`8" 7`7" x 13`8"	Game Room 4pc Bathroom Legal/Tax/Financial	Basement Basement	15`10" x 14`1"
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Title: Fee Simple Legal Desc:		Zoning: R1	
	0920231		Remarks

Pub Rmks:	<p>Welcome to 195 Killdeer Way, Fort McMurray - Your Perfect Family Home Awaits! This bright and inviting 4-bedroom, 3.5-bathroom home offers the perfect blend of style, space, and an unbeatable location in the heart of Eagle Ridge in Fort McMurray. Step inside to discover a warm and welcoming open-concept main floor, highlighted by rich dark hardwood floors, a sun-filled living room, and a modern kitchen featuring dark cabinetry, crisp white quartz countertops, a tile backsplash, stainless steel appliances, and a spacious walk-thru pantry leading to your large laundry/mudroom with access to the garage - making unloading groceries a breeze. Adjacent to the kitchen, the dining area leads directly to the back deck—perfect for BBQs, morning coffees, or summer gatherings. The spacious living room offers large windows and plenty of space to gather. A 2-piece powder room completes the main level. Upstairs, you'll find a generous primary suite complete with a vaulted ceiling, a large walk-in closet, and 4-piece ensuite. Two additional well-sized bedrooms and another full 4-piece bathroom offer comfort and convenience for the whole family. The fully developed, WALK-OUT basement provides fantastic flexibility, featuring a nook at the base of the stairs which creates potential for a perfect office space, a fourth bedroom, and a bright rec room with large windows, backyard access, and a custom bar outfitted with a fridge, sink, and space for a Keg-erator—perfect for entertaining guests or game nights. A third full 4-piece bathroom with a tub/shower combo is also located downstairs. Plus, the basement includes a rough-in for future in-floor heat for added comfort during the winter months. A new hot water tank was installed in 2024 for added peace of mind. Outside, enjoy a large, fully fenced backyard, a heated double attached garage, and thoughtful finishes throughout the property. Best of all, this home is ideally situated across from direct access to the Birchwood Trails—giving you quick access to year-round outdoor adventures right at your doorstep. Located close to incredible schools, parks, shopping, restaurants, movie theatre, bowling alley, and more; this home is a fantastic opportunity to own in one of Fort McMurray's most sought-after family neighborhoods. Don't miss your chance—book your private showing today and see why 195 Killdeer Way is the perfect place to call home!</p>
Inclusions:	<p>Central Air Conditioner, Dishwasher, Washer, Dryer, Garage Heater, Garage Opener + Remote(s), Microwave, Refrigerator, Stove, Basement Fridge, Blinds, Nest Thermostat, Telus Alarm system accessories - wall panel, 2 cameras, glass door break sensor, & 2 motion sensors</p>
Property Listed By:	<p>EXP REALTY</p>

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







195 Killdeer Way, Fort McMurray, AB

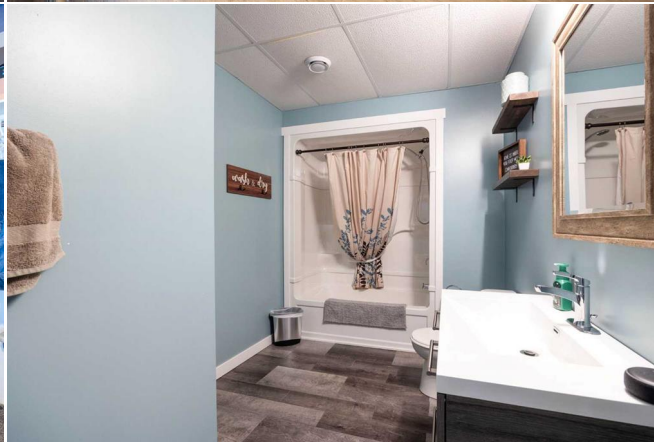
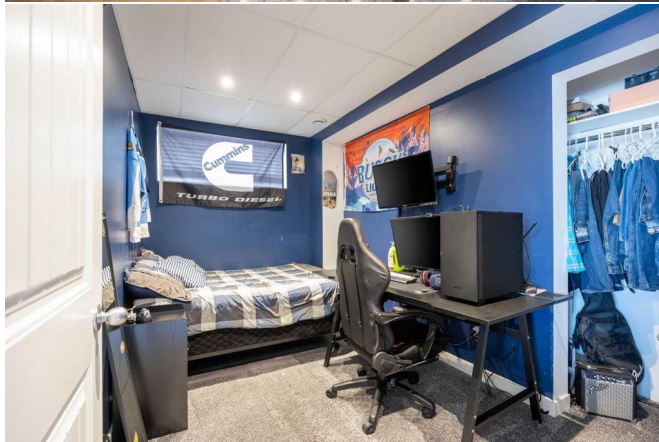
2nd Floor	Exterior Area 958.62 sq ft Interior Area 888.26 sq ft
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A number line is shown with tick marks at 0, 3, and 6. The segment between 2 and 3 is shaded black.

PREPARED: 2025/04/25





195 Killdeer Way, Fort McMurray, AB

Basement (Below Grade)	Exterior Area 842.82 sq ft Interior Area 779.68 sq ft
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White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

