



THE
A-TEAM

**RE/MAX
FIRST**

163 KILLDEER Way, Fort McMurray T9K0P8

MLS®#: **A2215115**

Area: **Eagle Ridge**

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

List Price: **\$599,888**

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

Finished Floor Area

Abv Sqft:

1,732

Low Sqft:

Lot Sz Ar:

5,246 sqft

Ttl Sqft:

1,732

Lot Shape:

DOM

10

Layout

Beds:

6 (4 2)

Baths:

3.5 (3 1)

Style:

2 Storey

Parking

Ttl Park:

5

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Landscaped,Views

Double Garage Attached,Driveway,Garage Faces Front

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Floor Furnace,Natural Gas**

Sewer:

Ext Feat: **Balcony**

Construction:

See Remarks

Flooring:

Laminate,Tile

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

See Remarks

Int Feat:

Granite Counters,High Ceilings,Separate Entrance,Walk-In Closet(s)

Utilities:

Room Information

Room

Level

Dimensions

Room

Level

Dimensions

Legal/Tax/Financial

Title:

Fee Simple

Zoning:

R1

Legal Desc:

0920231

Remarks

Pub Rmks:

****Welcome to Your Dream Home: 163 Killdeer Way** LIVE IN EAGLE RIDGE! Step into serenity and sophistication at this stunning property that promises more than**

just a place to live—it offers a lifestyle. Nestled in a picturesque neighborhood, 163 Killdeer Way is a magnificent house that boasts a variety of features designed for modern living, while providing ideal opportunities for investment. ****Key Features of This Exceptional Home:**** ****Legal Suite**:** The standout feature of this property is the walk-out basement, which houses a fully equipped 2-bedroom legal suite. This valuable addition serves as a fantastic mortgage helper, providing you with the potential for rental income or a comfortable space for guests and family members. ****Spacious Main Floor**:** As you enter, you'll be greeted by a bright and airy open-concept floor plan that seamlessly blends the living, dining, and kitchen areas. The inviting great room is anchored by a cozy gas fireplace—perfect for chilly evenings and gatherings. Durable laminate flooring flows throughout, adding both elegance and ease of maintenance. ****Gourmet Kitchen**:** The heart of this home is undoubtedly the kitchen, featuring stunning granite countertops that provide ample workspace along with a modern aesthetic and walk in pantry. Whether you are hosting dinner parties or enjoying a quiet meal at home, this kitchen is designed to impress. Have kids? Work from home? Need an extra bedroom? We've got you covered with a main floor bedroom that could also act as a flex room and a powder room for your guests. ****Outdoor Oasis**:** Step outside onto your large balcony, where breathtaking views of the Eagle Ridge Valley await! This outdoor space is ideal for morning coffee rituals or unwinding with a favorite drink during warm summer evenings. The expansive backyard offers potential for gardening, entertaining, or simply enjoying the tranquility of nature. ****Upper-Level Comfort**:** Ascend to the upper floor, where you will find three generously sized bedrooms, providing ample space for family or guests. The primary bedroom offers a private retreat with its own ensuite bath, designed to be your sanctuary at the end of the day, walk in closet and balcony deck to relax and enjoy the views. Two additional bathrooms ensure convenience for all. ****Ample Parking & Storage**:** For the outdoor enthusiasts, the attached double garage is a dream come true! Whether you have cars, bikes, or recreational gear, you'll find plenty of room with the expanded driveway for additional parking. ****Location, Location, Location**:** Situated in a desirable area, this home provides easy access to local amenities, movie theatre, Tim Horton's, schools, parks, and walking trails, making it an ideal choice for families and professionals alike. Don't miss the opportunity to make 163 Killdeer Way your new home. This property is not just a house; it's a place to create lasting memories. Call today to schedule your private viewing and step into your future!

Inclusions:

Property Listed By:

fridge x 2, stove x 2, dishwasher, washer/dryer x 2, all window coverings,
RE/MAX Connect

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







