



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**112 KILLDEER Way, Fort McMurray T9K 0P8**

MLS® #: **A2231664**

Area: **Eagle Ridge**

Listing Date: **06/18/25**

List Price: **\$560,000**

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:

**6,102 sqft**

Lot Shape:

Finished Floor Area

Abv Sqft:

**1,499**

Low Sqft:

Ttl Sqft:

**1,499**

DOM

**21**

Layout

Beds:

**4 (3 1 )**

Baths:

**3.5 (3 1)**

Style:

**Bungalow**

Parking

Ttl Park:

**4**

Garage Sz:

**2**

Access:

Lot Feat:

Park Feat:

**Back Yard,Backs on to Park/Green Space,Front Yard,Greenbelt,Landscaped,Lawn,Standard Shaped Lot,Views Aggregate,Double Garage Attached,Driveway,Front Drive,Garage Door Opener,Garage Faces Front,Heated Garage,Insulated,Parking Pad,Side By Side**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Private Yard**

Construction:

**Vinyl Siding**

Flooring:

**Carpet,Hardwood,Laminate**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

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

Int Feat:

**Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,Laminate Counters,No Smoking Home,Open Floorplan,Pantry,Storage,Sump Pump(s),Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

Room

**2pc Bathroom**

**5pc Ensuite bath**

**Bedroom**

**Kitchen**

**Living Room**

**4pc Bathroom**

Level

**Main**

**Main**

**Main**

**Main**

**Main**

**Basement**

Dimensions

**4`11" x 6`9"**

**9`2" x 9`9"**

**10`10" x 14`1"**

**12`10" x 11`4"**

**17`10" x 17`4"**

**8`7" x 4`10"**

Room

**4pc Bathroom**

**Bedroom**

**Dining Room**

**Laundry**

**Bedroom - Primary**

**Bedroom**

Level

**Main**

**Main**

**Main**

**Main**

**Main**

**Basement**

Dimensions

**4`11" x 8`5"**

**10`9" x 10`11"**

**14`11" x 7`3"**

**7`1" x 6`9"**

**13`10" x 12`11"**

**10`0" x 13`3"**

Foyer Furnace/Utility Room	Basement Basement	8`7" x 11`11" 10`3" x 8`10"	Game Room	Basement	20`4" x 13`0"
Legal/Tax/Financial					
Title: Fee Simple		Zoning: R1			
Legal Desc:		0920231			
		Remarks			
Pub Rmks:		<p>Open House:Sunday, July 13th   12:00pm - 1:30pm - Welcome to 112 Killdeer Way: A fully developed home with a separate entry basement, attached heated garage, and move-in ready convenience—all set in a quiet, well-established neighbourhood in the heart of Eagle Ridge. Just a few doors down from the nearest bus stop and within walking distance to schools, trails, and shopping, this is a location that truly offers ease for families, commuters, and anyone looking for everyday convenience in a peaceful setting. Curb appeal makes a strong first impression with a double exposed aggregate driveway and tidy landscaping leading to the heated double garage. Inside, a spacious tiled entry welcomes you with access to the lower level where you’ll find soaring ceilings overhead, a large family room, a spacious bedroom, and a four-piece bathroom—an ideal setup for guests, teens, or long-term family stays. Upstairs, the bright and open main level features hardwood floors and high ceilings that fill the living space with natural light. The kitchen is both functional and stylish with stainless steel appliances, a corner pantry, and a central island that’s perfect for meal prep or casual dining. The dining and living areas flow seamlessly to the backyard where you’ll enjoy evening sun, peaceful green space views, and direct access to the walking path through a gated fence. A gas line is in place for your BBQ, making it the perfect space for summer entertaining. On the main level you’ll find three bedrooms and two full bathrooms, including a private primary retreat complete with a spacious walk-in closet and an ensuite featuring dual sinks and a deep soaker tub. A tucked-away two-piece powder room with laundry is also conveniently located off the main floor. Additional highlights include central A/C, a new hot water tank (2023), and immediate possession. With its thoughtful layout, modern features, and unbeatable location, this home checks all the boxes. Schedule your private tour of 112 Killdeer Way today—this one is ready and waiting for you.</p>			
Inclusions:		GARAGE HEATER, GARAGE UPPER CABINETS, HOT TUB NEGOTIABLE.			
Property Listed By:		The Agency North Central Alberta			

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

















