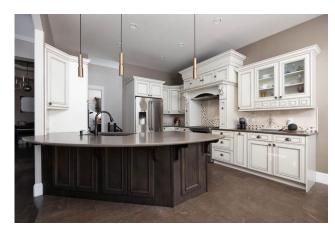


127 KILLDEER Place, Fort McMurray T9K 0R2

A2236634 **Eagle Ridge** 07/03/25 List Price: \$679,900 MLS®#: Area: Listing

Status: Active County: **Wood Buffalo** Change: None Association: Fort McMurray

Date:



General Information

Residential Sub Type: Detached

Year Built: 2010 Lot Information

Lot Shape:

Prop Type:

City/Town: Fort McMurray

Lot Sz Ar:

Access:

Lot Feat: Irregular Lot, Landscaped, See Remarks

Park Feat: **Double Garage Attached**

6,845 sqft

DOM

0 <u>Layout</u>

Beds: Baths:

3.0 (3 0) **Bungalow** Style:

5 (23)

<u>Parking</u>

Ttl Park: 4 Garage Sz: 2

Utilities and Features

Roof: **Asphalt Shingle** Construction:

Composite Siding, See Remarks, Wood Frame Heating: Forced Air

Flooring:

Ext Feat: Fire Pit Carpet, Hardwood, Tile

Water Source: Fnd/Bsmt:

Finished Floor Area

1,962

1,962

Abv Saft:

Low Sqft:

Ttl Sqft:

Poured Concrete Kitchen Appl: Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Microwave, See Remarks, Stove(s), Washer, Window Coverings

Int Feat: Closet Organizers, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, See Remarks, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)

Utilities:

Sewer:

Room Information

Room	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Bathroom	Main	31`2" x 20`3"	5pc Ensuite bath	Main	43`6" x 38`3"
Bedroom	Main	43`3" x 41`3"	Dining Room	Main	42`8" x 26`3"
Family Room	Main	50`0" x 45`11"	Foyer	Main	24`1" x 24`10"
Kitchen	Main	42`8" x 47`7"	Laundry	Main	36`11" x 24`4"
Living Room	Main	56`4" x 55`9"	Office	Main	43`3" x 32`10"
Bedroom - Primary	Main	42`8" x 49`3"	4pc Bathroom	Basement	28`2" x 26`3"
Bedroom	Basement	40`9" x 72`9"	Bedroom	Basement	41`0" x 37`9"

Bedroom Basement 39`4" x 35`0" Game Room Basement 92`5" x 96`0"
Storage Basement 56`4" x 29`6" Furnace/Utility Room Basement 36`11" x 39`4"
Legal/Tax/Financial

Title: Zoning: Fee Simple R1

Legal Desc: **0920355**

Remarks

Pub Rmks:

Welcome to your dream home! This EXECUTIVE STYLE BUNGALOW is the perfect blend of luxury and comfort, situated on a quiet cul-de-sac right next to the breathtaking Birchwood Trails. With over 3700 sqft of living space, this home is the ultimate family retreat. As you step inside, be prepared to be wowed by the unique floor plan that exudes grandeur, with soaring 12 foot ceilings and a stunning 2-way fireplace featuring a floor-to-ceiling rock wall. The main floor is designed to impress with a flex room that doubles as a home office, a 3rd bedroom or a space for your family's imagination to run wild, a formal dining room, a cozy living room, and a spacious eat-in kitchen. The kitchen is a chef's delight, boasting 2-tone cabinetry, quartz countertops, a sil-granite sink, spice drawers, stainless steel appliances, and an eat-up bar. The main floor also features 2 generously sized bedrooms, including a primary suite with a gorgeous ensuite that offers dual sinks, an air jet tub, a tiled shower, and a walk-in closet. The quality craftsmanship is evident throughout the home, with hardi-plank siding, supersized windows, crown mouldings, top-down bottom-up blinds, and classic archways that add a timeless, elegant touch. The basement is an entertainer's paradise, featuring a family games room with a cozy fireplace, large above-ground windows, a wet bar, and a pool table. The basement also offers 3 spacious bedrooms, a full bathroom, a gym room, and plenty of closet space for storage. The backyard is perfect for hosting summer barbecues or just lounging with a raised deck with low maintenance composite decking and a large ground-level stone patio. The pie-shaped lot offers privacy with tall columnar aspens and a stone fire pit patio in the large side yard. Living next to the Birchwood Trails means you can enjoy year-round outdoor activities like cross country skiing, biking, and hiking. The 21' x 27' attached heated garage features built-in loft storage and direct access to the home through the mudroom. This home is perf

Inclusions:
Property Listed By:

Fridge, stove, dishwasher, washer, dryer, central ac, garage heater, garage door opener, bar fridge, pool table, garage shelving, all window coverings RE/MAX Connect

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





