



THE
A-TEAM

**RE/MAX
FIRST**

404 KILLDEER Way, Fort McMurray T9K 0R4

MLS®#: **A2238120**

Area: **Eagle Ridge**

Listing Date: **07/11/25**

List Price: **\$819,900**

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

Finished Floor Area

Abv Sqft:

2,575

Low Sqft:

Ttl Sqft:

2,575

Lot Sz Ar:

4,858 sqft

Lot Shape:

DOM

0

Layout

Beds:

4 (3 1)

Baths:

4.5 (4 1)

Style:

2 Storey

Parking

Ttl Park:

4

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Back Yard,Front Yard,Greenbelt,Landscaped,No Neighbours Behind,Private Aggregate,Double Garage Attached,Driveway,Heated Garage

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **BBQ gas line,Private Entrance**

Construction:

Concrete,Vinyl Siding

Flooring:

Carpet,Ceramic Tile,Hardwood

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Central Air Conditioner,Dishwasher,Microwave,See Remarks,Washer/Dryer

Int Feat:

Jetted Tub,Separate Entrance,Sump Pump(s)

Utilities:

Room Information

Room

Level

Dimensions

Room

Level

Dimensions

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

0920355

Zoning:

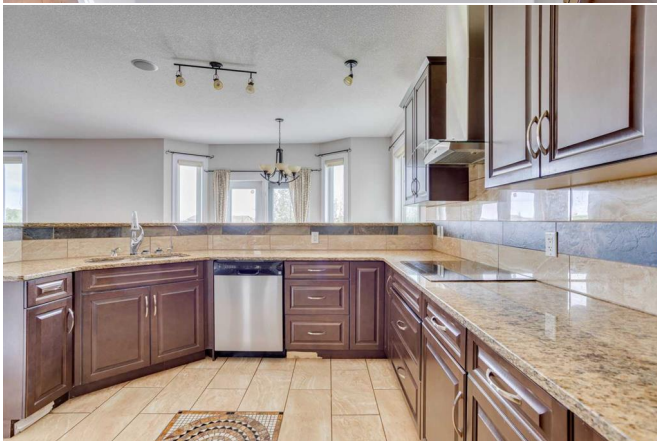
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Remarks

Pub Rmks:	TREE LINE! ALL 3 SECOND LEVEL BEDROOMS HAVE THEIR OWN EN SUITE BATHROOM! 1 BEDROOM WALK OUT LEGAL SUITE! Welcome to 404 Killdeer Way - a beautifully designed home offering nearly 2,500 sq/ft of living space and backing onto a stunning tree-lined green space with walking trails. From the moment you walk in, you're greeted by a spacious entryway that flows into an open-concept main floor featuring a chef's kitchen with granite countertops, an eat-up bar, stainless steel appliances, a corner pantry, and ample cabinet space. The kitchen overlooks a cozy living room with a gas fireplace and a large dining area, all of which open onto a massive upper back deck that has a gas line for bbq, and offers tranquil views of the trees and greenery. Also on the main floor is a 2-piece bathroom and a functional laundry room with sink. Upstairs, you'll find a massive bonus room with a second gas fireplace and three generously sized bedrooms, each complete with its own private en suite bathroom. The primary suite offers beautiful views of the tree line, a walk-in closet, and a luxurious 5-piece en suite featuring a jetted tub. The fully developed walkout basement includes a large, one-bedroom legal suite with high-end finishes that match the upper level, ideal for rental income or extended family. Additional highlights include a heated double attached garage, central air conditioning, and a prime location close to all amenities and within walking distance to elementary schools. This home truly has it all - space, style, and a peaceful setting. Don't miss your chance to view it; call today for your personal showing!
Inclusions:	Fridge, stove dishwasher, range hood, microwave, oven, cooktop, washer, dryer, all window coverings, ac unit, sonos equipment, garage heater. Basement: fridge, stove, dishwasher, washer, dryer, microwave, all window coverings,
Property Listed By:	ROYAL LEPAGE BENCHMARK

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

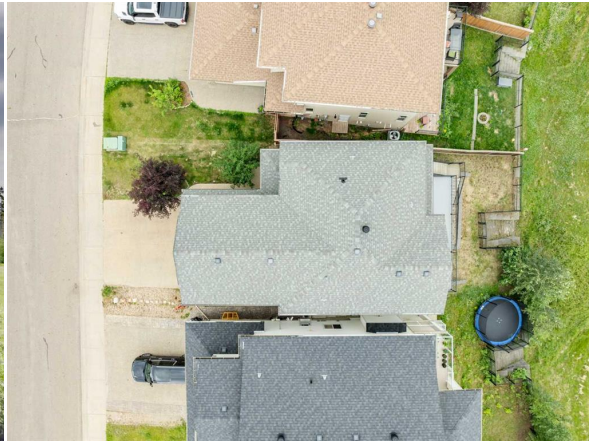












404 Killdeer Way, Fort McMurray, AB

Main Building: Total Exterior Area Above Grade: 2575.08 sq ft



Main Floor (1)
Exterior Area: 1150.34 sq ft

2nd Floor (2)
Exterior Area: 1465.34 sq ft

Basement (Below Grade)
Exterior Area: 959.40 sq ft

Where regions are included from third floor plans in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

PROTECTED DOCUMENT
BIGUIDE