

# \$559,900 - 112 Killdeer Way, Fort McMurray

MLS® #A2204021

## \$559,900

4 Bedroom, 4.00 Bathroom, 1,511 sqft

Residential on 0.14 Acres

Eagle Ridge, Fort McMurray, Alberta

Walk-up Bungalow in Eagle Ridge â€“ Backing Greenspace, welcome to 112 Killdeer Way! Situated on a spacious 6,000 sq. ft. lot with rear pathway leading you directly to the Birchwood Trail System. You are welcomed into an extra large foyer that leads up to your main living space. The main Level is bright, spacious & offers open concept layout with large windows that allow the west evening sun in! Modern kitchen with ample cabinetry, large prep island, corner pantry, + stainless steel appliances. The dining area gives direct access to a rear deck overlooking the green space, 2 tiered deck & your hot tub! 2 pc powder room is conveniently located just steps away from the main living space with attached laundry room. Located at the end of the hall is your primary bedroom completed with a walk-in closet and 5 piece ensuite offer dual sinks, separate tub & stand alone shower. Second & third bedroom are across the hall with an additional full bathroom. The lower level features a large family/rec room, ideal for entertaining or a home theatre setup! + the 4th bedroom & another full 4 pc bathroom. Attached you have the heated 21x24 garage with plenty of room for vehicles and storage. This fully finished 4-bedroom, 4-bathroom home offers the perfect blend of comfort, style, and functionality & is walking distance to parks, schools, shopping, and trails. Perfect for those seeking a peaceful retreat with modern conveniences in one of YMM's desirable neighborhoods. Newly priced & offering a paint



credit! Donâ€™t miss outâ€”schedule your private showing today!

Built in 2011

### Essential Information

MLS® #	A2204021
Price	\$559,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,511
Acres	0.14
Year Built	2011
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	112 Killdeer Way
Subdivision	Eagle Ridge
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 0P8

### Amenities

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached
# of Garages	2

### Interior

Interior Features	Closet Organizers, Double Vanity, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Walk-In Closet(s)
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	Central Air

Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	None
Lot Description	Back Yard, Backs on to Park/Green Space, Landscaped
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	March 20th, 2025
Days on Market	58
Zoning	R1

## Listing Details

Listing Office	COLDWELL BANKER UNITED
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