

# \$530,000 - 108 Killdeer Way, Fort McMurray

MLS® #A2215658

**\$530,000**

3 Bedroom, 3.00 Bathroom, 1,514 sqft

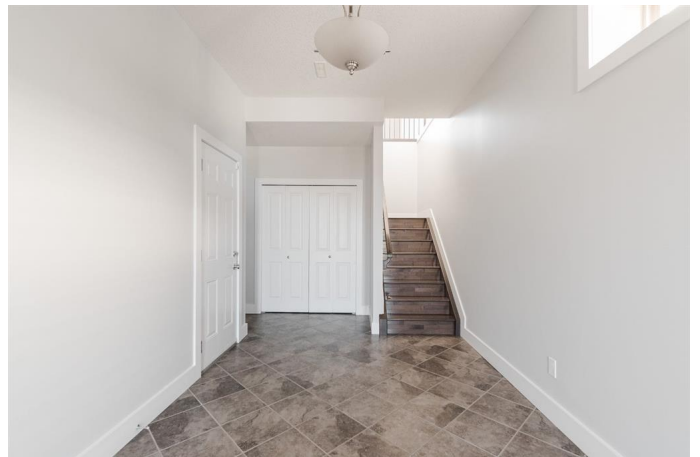
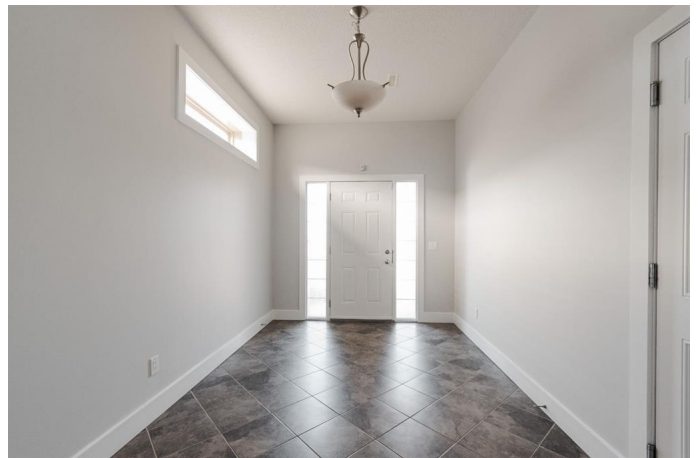
Residential on 0.15 Acres

Eagle Ridge, Fort McMurray, Alberta

Welcome to 108 Killdeer Way: where comfort, functionality, and location come together in a home that's been freshly painted (2025), professionally cleaned, and is ready for immediate possession. Just three houses down from the nearest bus stop, this home is perfect for families and commuters alike—offering easy access to schools, trails and local shopping and amenities and everyday conveniences in the quiet, well-established neighbourhood of Eagle Ridge.

Curb appeal is strong with exposed aggregate and a double driveway leading to the attached, heated double garage. Step inside to a large tiled entryway that leads you up into to a spacious and bright main level with hardwood floors and an open-concept layout. The kitchen features an island, pantry, light coloured counters to contrast the rich dark cupboards, and stainless steel appliances—including a new stove (2023). The living and dining areas are filled with natural light, and the flow to the backyard is seamless—where you'll find a fully fenced yard that backs onto green space. There's a gate to the walking path, evening sun that fills the backyard, and a gas line ready for your BBQ setup.

Upstairs, the home offers three bedrooms and two full bathrooms. The primary retreat features a walk-in closet and a private ensuite with dual sinks and a soaker tub—creating a quiet space to unwind at the end of the day. A



convenient two-piece bathroom with laundry is located off the main living room, with the laundry room tucked away inside.

The basement is unfinished and ready for your personal touch, whether you're dreaming of a rec room, home gym, rental suite or extra storage.

With central A/C already installed, a thoughtful layout, and no waiting for possession, this beautiful home checks all the boxes for comfortable living in a great location.

Schedule your showing todayâ€”this one is move-in ready and waiting for you.

Built in 2011

### Essential Information

MLS® #	A2215658
Price	\$530,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,514
Acres	0.15
Year Built	2011
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	108 Killdeer Way
Subdivision	Eagle Ridge
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 0P8

### Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Heated Garage, Parking Pad, Side By Side
# of Garages	2

## Interior

Interior Features	Closet Organizers, Double Vanity, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Exterior Entry, Full, Unfinished

## Exterior

Exterior Features	None
Lot Description	Back Yard, Backs on to Park/Green Space, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	May 1st, 2025
Days on Market	15
Zoning	R1

## Listing Details

Listing Office	The Agency North Central Alberta
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