

\$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 | 61 |
| Zoning | R1 |

Listing Details

| | |
|----------------|------------------------|
| Listing Office | COLDWELL BANKER UNITED |
|----------------|------------------------|

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