

# \$679,900 - 127 Killdeer Place, Fort McMurray

MLS® #A2236634

**\$679,900**

5 Bedroom, 3.00 Bathroom, 1,962 sqft

Residential on 0.16 Acres

Eagle Ridge, Fort McMurray, Alberta

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 perfect for families, located in a cul-de-sac away from the hustle and bustle of the city, with approximately 40 young kids living within 1 block of the home and less than 1 km walking distance from St. Kateri and Walter Gladys elementary schools. Don't miss your chance to make this executive bungalow your forever home!

Built in 2010

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2236634    |
| Price          | \$679,900   |
| Bedrooms       | 5           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,962       |
| Acres          | 0.16        |
| Year Built     | 2010        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### **Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 127 Killdeer Place |
| Subdivision | Eagle Ridge        |

|             |               |
|-------------|---------------|
| City        | Fort McMurray |
| County      | Wood Buffalo  |
| Province    | Alberta       |
| Postal Code | T9K 0R2       |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, See Remarks, Sump Pump(s), Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Microwave, See Remarks, Stove(s), Washer, Window Coverings                        |
| Heating           | Forced Air                                                                                                                                |
| Cooling           | Central Air                                                                                                                               |
| Fireplace         | Yes                                                                                                                                       |
| # of Fireplaces   | 2                                                                                                                                         |
| Fireplaces        | Gas                                                                                                                                       |
| Has Basement      | Yes                                                                                                                                       |
| Basement          | Finished, Full                                                                                                                            |

### Exterior

|                   |                                           |
|-------------------|-------------------------------------------|
| Exterior Features | Fire Pit                                  |
| Lot Description   | Irregular Lot, Landscaped, See Remarks    |
| Roof              | Asphalt Shingle                           |
| Construction      | Composite Siding, See Remarks, Wood Frame |
| Foundation        | Poured Concrete                           |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 3rd, 2025 |
| Days on Market | 39             |
| Zoning         | R1             |

### Listing Details

|                |                |
|----------------|----------------|
| Listing Office | RE/MAX Connect |
|----------------|----------------|

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