

# \$585,000 - 163 Killdeer Way, Fort McMurray

MLS® #A2215115

**\$585,000**

6 Bedroom, 4.00 Bathroom, 1,732 sqft  
Residential on 0.12 Acres

Eagle Ridge, Fort McMurray, Alberta

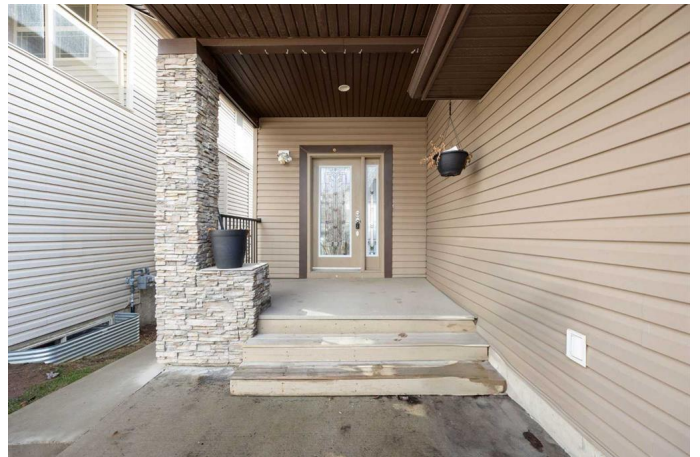
**\*\*Welcome to Your Dream Home: 163 Killdeer Way\*\*** LIVE IN EAGLE RIDGE!

Step into serenity and sophistication at this stunning property that promises more than just a place to live—it offers a lifestyle. Nestled in a picturesque neighborhood, 163 Killdeer Way is a magnificent house that boasts a variety of features designed for modern living, while providing ideal opportunities for investment.

**\*\*Key Features of This Exceptional Home:\*\***

**\*\*Legal Suite\*\***: The standout feature of this property is the walk-out basement, which houses a fully equipped 2-bedroom legal suite. This valuable addition serves as a fantastic mortgage helper, providing you with the potential for rental income or a comfortable space for guests and family members.

**\*\*Spacious Main Floor\*\***: As you enter, you™ll be greeted by a bright and airy open-concept floor plan that seamlessly blends the living, dining, and kitchen areas. The inviting great room is anchored by a cozy gas fireplace—perfect for chilly evenings and gatherings. Durable laminate flooring flows throughout, adding both elegance and ease of maintenance. **\*\*Gourmet Kitchen\*\***: The heart of this home is undoubtedly the kitchen, featuring stunning granite countertops that provide ample workspace along with a modern aesthetic and walk in pantry. Whether you are hosting dinner parties or enjoying a quiet meal at home, this kitchen is designed to impress. Have kids? Work from home? Need an extra bedroom? We've got you covered with a main



floor bedroom that could also act as a flex room and a powder room for your guests.

**\*\*Outdoor Oasis\*\***: Step outside onto your large balcony, where breathtaking views of the Eagle Ridge Valley await! This outdoor space is ideal for morning coffee rituals or unwinding with a favorite drink during warm summer evenings. The expansive backyard offers potential for gardening, entertaining, or simply enjoying the tranquility of nature.

**\*\*Upper-Level Comfort\*\***: Ascend to the upper floor, where you will find three generously sized bedrooms, providing ample space for family or guests. The primary bedroom offers a private retreat with its own ensuite bath, designed to be your sanctuary at the end of the day, walk in closet and balcony deck to relax and enjoy the views. Two additional bathrooms ensure convenience for all.

**\*\*Ample Parking & Storage\*\***: For the outdoor enthusiasts, the attached double garage is a dream come true! Whether you have cars, bikes, or recreational gear, you'll find plenty of room with the expanded driveway for additional parking.

**\*\*Location, Location, Location\*\***: Situated in a desirable area, this home provides easy access to local amenities, movie theatre, Tim Horton's, schools, parks, and walking trails, making it an ideal choice for families and professionals alike. Don't miss the opportunity to make 163 Killdeer Way your new home. This property is not just a house; it's a place to create lasting memories. Call today to schedule your private viewing and step into your future!

Built in 2010

## Essential Information

MLS® #	A2215115
Price	\$585,000
Bedrooms	6

Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,732
Acres	0.12
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	163 Killdeer Way
Subdivision	Eagle Ridge
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K0P8

### **Amenities**

Parking Spaces	5
Parking	Double Garage Attached, Driveway, Garage Faces Front
# of Garages	2

### **Interior**

Interior Features	Granite Counters, High Ceilings, Separate Entrance, Walk-In Closet(s)
Appliances	See Remarks
Heating	Floor Furnace, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Great Room
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite, Walk-Out

### **Exterior**

Exterior Features	Balcony
Lot Description	Landscaped, Views
Roof	Asphalt Shingle

Construction	See Remarks
Foundation	Poured Concrete

**Additional Information**

Date Listed	April 25th, 2025
Days on Market	55
Zoning	R1

**Listing Details**

Listing Office	RE/MAX Connect
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