

# \$650,000 - 195 Killdeer Way, Fort McMurray

MLS® #A2214687

**\$650,000**

4 Bedroom, 4.00 Bathroom, 1,862 sqft  
Residential on 0.14 Acres

Eagle Ridge, Fort McMurray, Alberta

Welcome to 195 Killdeer Way, Fort McMurray  
â€” Your Perfect Family Home Awaits!

This bright and inviting 4-bedroom, 3.5-bathroom home offers the perfect blend of style, space, and an unbeatable location in the heart of Eagle Ridge in Fort McMurray.

Step inside to discover a warm and welcoming open-concept main floor, highlighted by rich dark hardwood floors, a sun-filled living room, and a modern kitchen featuring dark cabinetry, crisp white quartz countertops, a tile backsplash, stainless steel appliances, and a spacious walk-thru pantry leading to your large laundry/mudroom with access to the garage - making unloading groceries a breeze.

Adjacent to the kitchen, the dining area leads directly to the back deckâ€”perfect for BBQs, morning coffees, or summer gatherings. The spacious living room offers large windows and plenty of space to gather. A 2-piece powder room completes the main level.

Upstairs, youâ€™ll find a generous primary suite complete with a vaulted ceiling, a large walk-in closet, and 4-piece ensuite. Two additional well-sized bedrooms and another full 4-piece bathroom offer comfort and convenience for the whole family.

The fully developed, WALK-OUT basement provides fantastic flexibility, featuring a nook at the base of the stairs which creates potential



for a perfect office space, a fourth bedroom, and a bright rec room with large windows, backyard access, and a custom bar outfitted with a fridge, sink, and space for a Keg-erator—perfect for entertaining guests or game nights. A third full 4-piece bathroom with a tub/shower combo is also located downstairs. Plus, the basement includes a rough-in for future in-floor heat for added comfort during the winter months. A new hot water tank was installed in 2024 for added peace of mind.

Outside, enjoy a large, fully fenced backyard, a heated double attached garage, and thoughtful finishes throughout the property. Best of all, this home is ideally situated across from direct access to the Birchwood Trails—giving you quick access to year-round outdoor adventures right at your doorstep.

Located close to incredible schools, parks, shopping, restaurants, movie theatre, bowling alley, and more; this home is a fantastic opportunity to own in one of Fort McMurray’s most sought-after family neighborhoods.

Don’t miss your chance—book your private showing today and see why 195 Killdeer Way is the perfect place to call home!

Built in 2011

### **Essential Information**

MLS® #	A2214687
Price	\$650,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,862

Acres	0.14
Year Built	2011
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	195 Killdeer Way
Subdivision	Eagle Ridge
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 0R1

### **Amenities**

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

### **Interior**

Interior Features	Breakfast Bar, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Walk-In Closet(s), Wet Bar
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Walk-Out

### **Exterior**

Exterior Features	Balcony
Lot Description	Back Yard, Irregular Lot, Landscaped, Lawn
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 26th, 2025
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Days on Market 5  
Zoning R1

### **Listing Details**

Listing Office EXP REALTY

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