

# \$639,900 - 131 Killdeer Way, Fort McMurray

MLS® #A2215238

**\$639,900**

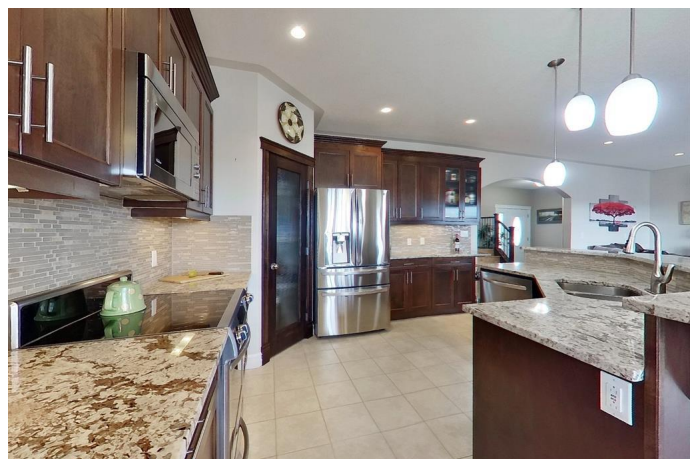
4 Bedroom, 4.00 Bathroom, 2,150 sqft

Residential on 0.12 Acres

Eagle Ridge, Fort McMurray, Alberta

**WELCOME HOME!** This **STUNNING** Executive Style home with walk out basement is screaming **UPGRADES!**

The main floor welcomes you with a large entrance boasting new porcelain tiles and leads to the open concept living room, kitchen and dining area with large windows for tons of natural lighting. The living room feature beautiful hardwood flooring and a gas fireplace, to cozy up to on those cold winter days. The spacious kitchen offers tons of cabinet space with beautiful granite countertops, an island with breakfast bar and a walk-in pantry. The dining room has enough space for even the biggest family! Just off the kitchen is the new deck with stairs leading to the **LARGE** fenced and landscaped backyard. Upstairs, to the right is a family room, perfect for movie night. On the other side of the staircase are 3 bedrooms, including the large master with walk-in closet **AND** newly **RENOVATED** bathroom with porcelain tiles, 2 sinks, stunning double shower with glass door and corner jetted tub (your new oasis). Also located on this level is a 4-piece bathroom. The basement is fully developed with a kitchen, 1 bedroom, 4-piece bathroom, dinette and living room. It has tons of storage and its own gas heater and laundry room. There is separate entrance that leads to the backyard, to a concrete patio. And that's not all! This house has a **DOUBLE HEATED GARAGE** with built in shelving and **CENTRAL AIR!!** As an added bonus this home has. a brand new hot



water on demand. A must see! Seller will provide title insurance in lieu of a real property report.

Built in 2010

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2215238    |
| Price          | \$639,900   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,150       |
| Acres          | 0.12        |
| Year Built     | 2010        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### **Community Information**

|             |                  |
|-------------|------------------|
| Address     | 131 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, Garage Faces Front |
| # of Garages   | 2                                                             |

### **Interior**

|                   |                                                                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Closet Organizers, Granite Counters, Jetted Tub, Kitchen Island, Pantry, Recessed Lighting, Separate Entrance, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | See Remarks                                                                                                                                                     |

|                 |                                      |
|-----------------|--------------------------------------|
| Heating         | Forced Air, Natural Gas, See Remarks |
| Cooling         | Central Air                          |
| Fireplace       | Yes                                  |
| # of Fireplaces | 1                                    |
| Fireplaces      | Gas, Living Room, Mantle             |
| Has Basement    | Yes                                  |
| Basement        | Finished, Full, Walk-Out             |

## Exterior

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Exterior Features | Lighting, Playground, Rain Gutters                                                    |
| Lot Description   | Back Yard, Front Yard, Landscaped, Lawn, Street Lighting, Gentle Sloping, Sloped Down |
| Roof              | Shingle                                                                               |
| Construction      | Vinyl Siding, Wood Frame                                                              |
| Foundation        | Poured Concrete                                                                       |

## Additional Information

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

## Listing Details

|                |                   |
|----------------|-------------------|
| Listing Office | People 1st Realty |
|----------------|-------------------|

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