

# \$779,000 - 463 Killdeer Way, Fort McMurray

MLS® #A2190490

**\$779,000**

7 Bedroom, 5.00 Bathroom, 2,815 sqft  
Residential on 0.14 Acres

Eagle Ridge, Fort McMurray, Alberta

Discover executive living at its finest in this stunning 2-storey home, boasting over 3,500 sqft of exquisitely designed living space nestled near the serene Birchwood Trails.

From the moment you step inside, you'll be captivated by the luxurious mocha cabinetry, complemented by quartz countertops and a custom tiled feature wall in the gourmet kitchen, complete with a spacious pantry. The expansive 34 x 10 rear deck, made with low-maintenance dura decking, is bathed in natural light and is perfect for hosting summer barbecues or simply relaxing by the pool. This corner lot offers a unique sense of privacy, This home features a beautifully landscaped yard with a fire pit, ideal for cozy evenings. The large ensuite, hardwood flooring, and custom tile work throughout the home speak to the quality and attention to detail that went into its design. Located near top-rated schools, this property also includes an amazing garage, perfect for the car enthusiast or those needing extra storage. Bonus has a 2 bedroom legal basement suite. This will help you with monthly payments to keep your payments even lower. This home is a true masterpiece that offers both style and functionality in one of the most sought-after neighborhoods. Don't miss the opportunity to make this exceptional property your own! call today for you personal viewing

Built in 2011



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2190490    |
| Price          | \$779,000   |
| Bedrooms       | 7           |
| Bathrooms      | 5.00        |
| Full Baths     | 5           |
| Square Footage | 2,815       |
| Acres          | 0.14        |
| Year Built     | 2011        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                  |
|-------------|------------------|
| Address     | 463 Killdeer Way |
| Subdivision | Eagle Ridge      |
| City        | Fort McMurray    |
| County      | Wood Buffalo     |
| Province    | Alberta          |
| Postal Code | T9K0R5           |

## Amenities

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

## Interior

|                   |   |
|-------------------|---|
| Interior Features | Central Vacuum, High Ceilings, Jetted Tub, Pantry, Quartz Counters, Sump Pump(s), Vinyl Windows   |
| Appliances        | Central Air Conditioner, Dishwasher, Gas Range, Microwave, Range Hood, Refrigerator, Washer/Dryer |
| Heating           | Forced Air  |
| Cooling           | Central Air   |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Gas   |
| Has Basement      | Yes   |
| Basement          | Finished, Full, Suite   |

## Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Balcony, Fire Pit, Private Entrance, Private Yard |
| Lot Description   | Corner Lot  |
| Roof              | Asphalt Shingle                                   |
| Construction      | Vinyl Siding, Wood Frame                          |
| Foundation        | Poured Concrete                                   |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | January 27th, 2025 |
| Days on Market | 86                 |
| Zoning         | R1                 |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | EXP REALTY |
|----------------|------------|

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