

# \$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

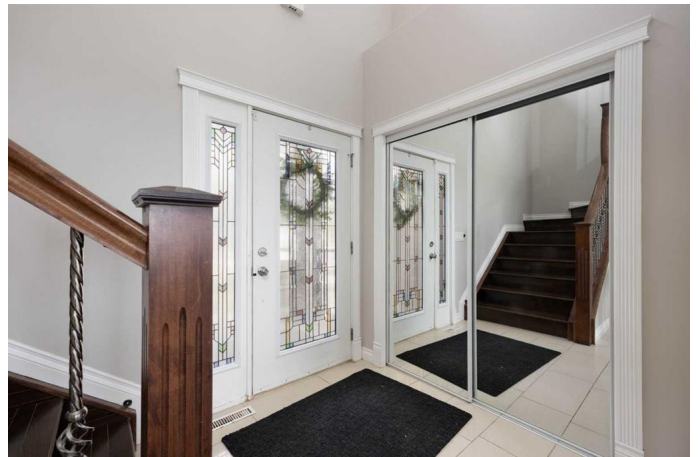
**\*\*Welcome to Your Dream Home: 163 Killdeer Way\*\* LIVE IN EAGLE RIDGE!**

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           | Natural Gas, Floor Furnace                                            |
| Cooling           | None                                                                  |
| Fireplace         | Yes                                                                   |
| # of Fireplaces   | 1                                                                     |
| Fireplaces        | Gas, Great Room                                                       |
| Has Basement      | Yes                                                                   |
| Basement          | Finished, Full, Suite, Walk-Out, Exterior Entry                       |

### 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 | 85               |
| Zoning         | R1               |

**Listing Details**

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.