\$625,000 - 195 Killdeer Way, Fort McMurray

MLS® #A2214687

\$625,000

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, you'II 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-eratorâ€"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 Trailsâ€"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 chanceâ€"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 \$625,000

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 Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator,

Stove(s), Washer, Central Air Conditioner

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

Days on Market 173 Zoning R1

Listing Details

Listing Office EXP REALTY

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