

112 Killdeer Way
Fort McMurray, Alberta

MLS # A2204021



\$559,900

Division:	Eagle Ridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,511 sq.ft.	Age:	2011 (14 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: Fridge, Stove, OTR Microwave, Dishwasher, Washer, Dryer, Laundry room cabinet, Shelving in the living room, kitchen, & primary bedroom. TV Mtg bracket in the living room, Electric Fireplace, Garage heater, Hot tub, Shed.

Newly priced + FRESHLY PAINTED! Walk-up Bungalow in Eagle Ridge & Backing Green space, welcome to 112 Killdeer Way! Situated on a spacious 6,000 sq. ft. lot with rear pathway leading you directly to the Birchwood Trail System. You are welcomed into an extra large foyer that leads up to your main living space. The main Level is bright, spacious & offers open concept layout with large windows that allow the west evening sun in! Modern kitchen with ample cabinetry, large prep island, corner pantry, + stainless steel appliances. The dining area gives direct access to a rear deck overlooking the green space, 2 tiered deck & your hot tub! 2 pc powder room is conveniently located just steps away from the main living space with attached laundry room. Located at the end of the hall is your primary bedroom completed with a walk-in closet and 5 piece ensuite offer dual sinks, separate tub & stand alone shower. Second & third bedroom are across the hall with an additional full bathroom. The lower level features a large family/rec room, ideal for entertaining or a home theatre setup! + the 4th bedroom & another full 4 pc bathroom. Attached you have the heated 21x24 garage with plenty of room for vehicles and storage. This fully finished 4-bedroom, 4-bathroom home offers the perfect blend of comfort, style, and functionality & is walking distance to parks, schools, shopping, and trails. Perfect for those seeking a peaceful retreat with modern conveniences in one of YMM's desirable neighborhoods. Don't miss out—schedule your private showing today!