

# \$699,900 - 404 Killdeer Way, Fort McMurray

MLS® #A2238120

**\$699,900**

4 Bedroom, 5.00 Bathroom, 2,575 sqft

Residential on 0.11 Acres

Eagle Ridge, Fort McMurray, Alberta

TREE LINE! ALL 3 SECOND LEVEL BEDROOMS HAVE THEIR OWN EN SUITE BATHROOM! 1 BEDROOM WALK OUT LEGAL SUITE!

Welcome to 404 Killdeer Way – a beautifully designed home offering nearly 2,500 sq/ft of living space and backing onto a stunning tree-lined green space with walking trails. From the moment you walk in, you're greeted by a spacious entryway that flows into an open-concept main floor featuring a chef's kitchen with granite countertops, an eat-up bar, stainless steel appliances, a corner pantry, and ample cabinet space. The kitchen overlooks a cozy living room with a gas fireplace and a large dining area, all of which open onto a massive upper back deck that has a gas line for bbq, and offers tranquil views of the trees and greenery. Also on the main floor is a 2-piece bathroom and a functional laundry room with sink. Upstairs, you'll find a massive bonus room with a second gas fireplace and three generously sized bedrooms, each complete with its own private en suite bathroom. The primary suite offers beautiful views of the tree line, a walk-in closet, and a luxurious 5-piece en suite featuring a jetted tub. The fully developed walkout basement includes a large, one-bedroom legal suite with high-end finishes that match the upper level, ideal for rental income or extended family. Additional highlights include a heated double attached garage, central air conditioning, and a prime



location close to all amenities and within walking distance to elementary schools. This home truly has it all – space, style, and a peaceful setting. Don't miss your chance to view it; call today for your personal showing!

Built in 2011

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2238120    |
| Price          | \$699,900   |
| Bedrooms       | 4           |
| Bathrooms      | 5.00        |
| Full Baths     | 4           |
| Half Baths     | 1           |
| Square Footage | 2,575       |
| Acres          | 0.11        |
| Year Built     | 2011        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 404 Killdeer Way |
| Subdivision | Eagle Ridge      |
| City        | Fort McMurray    |
| County      | Wood Buffalo     |
| Province    | Alberta          |
| Postal Code | T9K 0R4          |

### Amenities

|                |                                                            |
|----------------|------------------------------------------------------------|
| Parking Spaces | 4                                                          |
| Parking        | Double Garage Attached, Driveway, Heated Garage, Aggregate |
| # of Garages   | 2                                                          |

### Interior

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Interior Features | Separate Entrance, Sump Pump(s), Jetted Tub                  |
| Appliances        | Central Air Conditioner, Dishwasher, Microwave, See Remarks, |

|                 |                                                 |
|-----------------|-------------------------------------------------|
|                 | Washer/Dryer                                    |
| Heating         | Forced Air, Natural Gas                         |
| Cooling         | Central Air                                     |
| Fireplace       | Yes                                             |
| # of Fireplaces | 2                                               |
| Fireplaces      | Gas, Living Room, Family Room                   |
| Has Basement    | Yes                                             |
| Basement        | Finished, Full, Exterior Entry, Walk-Out, Suite |

## Exterior

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Exterior Features | Private Entrance, BBQ gas line                                              |
| Lot Description   | Back Yard, Front Yard, Greenbelt, Landscaped, No Neighbours Behind, Private |
| Roof              | Asphalt Shingle                                                             |
| Construction      | Concrete, Vinyl Siding                                                      |
| Foundation        | Poured Concrete                                                             |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 11th, 2025 |
| Days on Market | 110             |
| Zoning         | R1              |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | ROYAL LEPAGE BENCHMARK |
|----------------|------------------------|

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