

\$639,900 - 195 Killdeer Way, Fort McMurray

MLS® #A2214687

\$639,900

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€œ 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, youâ€™ll 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-erator—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 Trails—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 chance—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 | \$639,900 |
| 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 | Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer |
| 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

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|-------------|------------------|
| Date Listed | April 26th, 2025 |
|-------------|------------------|

Days on Market 53

Zoning R1

Listing Details

Listing Office EXP REALTY

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