$819,900 - 404 Killdeer Way, Fort McMurray

MLS® #A2238120

$819,900

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 â€“ 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 chefâ€™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, youâ€™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 â€“ space, style, and a peaceful setting. Donâ€™t miss your chance to view it; call today for your personal showing!

Built in 2011

Essential Information

MLS® #	A2238120
Price	$819,900
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	Jetted Tub, Separate Entrance, Sump Pump(s)
Appliances	Central Air Conditioner, Dishwasher, Microwave, See Remarks,

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

Exterior

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

Additional Information

Date Listed	July 11th, 2025
Days on Market	1
Zoning	R1

Listing Details

Listing Office	ROYAL LEPAGE BENCHMARK

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