



**GRASSROOTS**  
REALTY GROUP

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**404 Killdeer Way  
Fort McMurray, Alberta**

**MLS # A2238120**



**\$749,900**

<b>Division:</b>	Eagle Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,575 sq.ft.	<b>Age:</b>	2011 (14 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Aggregate, Double Garage Attached, Driveway, Heated Garage		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Greenbelt, Landscaped, No Neighbours Behind, Private		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Jetted Tub, Separate Entrance, Sump Pump(s)		

**Inclusions:** Fridge, stove dishwasher, range hood, microwave, oven, cooktop, washer, dryer, all window coverings, ac unit, sonos equipment, garage heater. Basement: fridge, stove, dishwasher, washer, dryer, microwave, all window coverings,

**TREE LINE! ALL 3 SECOND LEVEL BEDROOMS HAVE THEIR OWN EN SUITE BATHROOM! 1 BEDROOM WALK OUT LEGAL SUITE!** Welcome to 404 Killdeer Way &ndash; 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 &ndash; space, style, and a peaceful setting. Don't miss your chance to view it; call today for your personal showing!