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404 Killdeer Way Fort McMurray, Alberta

MLS # A2238120



\$699,900

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

Heating: Water: Forced Air, Natural Gas Floors: Sewer: Carpet, Ceramic Tile, Hardwood Roof: Condo Fee: Asphalt Shingle **Basement:** LLD: Finished, Full, Separate/Exterior Entry, Suite, Walk-Out To Grade Exterior: Zoning: Concrete, Vinyl Siding R1 Foundation: **Utilities: Poured Concrete**

Features: 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 – 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!