



**GRASSROOTS**  
REALTY GROUP

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**139 Killdeer Way  
Fort McMurray, Alberta**

**MLS # A2243343**



**\$669,000**

<b>Division:</b>	Eagle Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,901 sq.ft.	<b>Age:</b>	2012 (13 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Garage Faces Front, Heated Garage		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Landscaped, Standard Shaped Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Laminate	<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, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, No Animal Home, Separate Entrance		

**Inclusions:** Window coverings as is, Dishwasher in basement, washer/dryer in basement, microwave in basement, refrigerator in basement

Stunning Single-Family Home in Highly Sought-After Neighbourhood! Welcome to your dream home! Nestled in one of the most desirable communities of Eagle Ridge, this beautiful single-family residence offers a perfect blend of comfort, style, and functionality. Key Features Include: 2-Car Attached Front Facing Heated Garage &ndash; Enjoy convenience and comfort year-round. Soaring Ceilings in the family room &ndash; Enhancing natural light and creating a spacious, airy atmosphere. Main Floor Office/Bonus Room &ndash; Ideal for remote work, guest space, or a hobby room. Walkout Basement &ndash; Finished 2 Bedroom Legal Suite. Providing you ample amount of extra space for living, welcoming guest or can be used as a mortgage helper... Extended Main Floor Deck &ndash; Perfect for entertaining or simply taking in the spectacular panoramic views. Modern Finishes and Thoughtful Upgrades throughout &ndash; blending style with everyday practicality. Located close to top-rated schools, parks, shopping, and transit, this home truly offers the lifestyle you've been waiting for. Don't miss the opportunity to own this exceptional property &ndash; contact me today for your private showing!