



**GRASSROOTS**  
REALTY GROUP

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**151 Killdeer Way**  
**Fort McMurray, Alberta**

**MLS # A2244287**



**\$559,900**

<b>Division:</b>	Eagle Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,671 sq.ft.	<b>Age:</b>	2010 (15 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4
<b>Garage:</b>	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, High Ceilings, Jetted Tub, Open Floorplan, Pantry, Walk-In Closet(s)		

**Inclusions:** Fridge x2, stove x2, dishwasher x2, microwave x2, washer & dryer x2, garage heater.

Driveway and Walkway Just Mud Jacked. New Epoxy Floors in the Garage. Turn Key 5 Beds 4 Baths | 2 BED LEGAL SUITE Welcome to 151 Killdeer Way: This beautifully maintained and thoughtfully designed home offers incredible versatility with a legal walkout basement suite, central A/C, and a professionally cleaned interior and exterior. Fully vacant and move-in ready, it includes furniture as well, making it a turnkey option for first time buyers, investors or large multi generational families. Offering 5 bedrooms and 4 bathrooms, the main floor features soaring ceilings, a cozy gas fireplace, and large windows that flood the space with natural light. The open-concept kitchen is equipped with stainless steel appliances, granite countertops, a corner pantry, and ample prep space—ideal for both everyday living and entertaining. A main-floor bedroom and full bathroom provide flexibility for guests, aging family members, or a home office. Upstairs, the spacious primary suite accommodates a king-sized bed and features a walk-in closet and large ensuite with a soaker tub. A second bedroom upstairs also includes its own ensuite, offering comfort and privacy for older children or guests. The fully developed walkout basement offers a private, legal 2-bedroom suite with a separate entrance, full kitchen, open living area, and 4-piece bathroom. With furniture included, it's ready to start generating rental income right away. Outdoor living is just as impressive, with an upper deck, a private lower patio for the suite, and a fully fenced yard. Located in a desirable neighbourhood close to schools, parks, trails, and all major amenities, this home offers both comfort and opportunity. Whether you're looking for a flexible family home or a smart investment property, 151 Killdeer Way checks all the boxes. Schedule your private tour today.

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