



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

112 Killdeer Way
Fort McMurray, Alberta

MLS # A2248642



\$550,000

Division:	Eagle Ridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,499 sq.ft.	Age:	2011 (14 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Aggregate, Double Garage Attached, Driveway, Front Drive, Garage Door Op		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Greenbelt, Landscap		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	GARAGE HEATER, GARAGE UPPER CABINETS, HOT TUB NEGOTIABLE.		

Welcome to 112 Killdeer Way: A fully developed home with a separate entry basement, attached heated garage, and move-in ready convenience—all set in a quiet, well-established neighbourhood in the heart of Eagle Ridge. Just a few doors down from the nearest bus stop and within walking distance to schools, trails, and shopping, this is a location that truly offers ease for families, commuters, and anyone looking for everyday convenience in a peaceful setting. Curb appeal makes a strong first impression with a double exposed aggregate driveway and tidy landscaping leading to the heated double garage. Inside, a spacious tiled entry welcomes you with access to the lower level where you'll find soaring ceilings overhead, a large family room, a spacious bedroom, and a four-piece bathroom—an ideal setup for guests, teens, or long-term family stays. Upstairs, the bright and open main level features hardwood floors and high ceilings that fill the living space with natural light. The kitchen is both functional and stylish with stainless steel appliances, a corner pantry, and a central island that's perfect for meal prep or casual dining. The dining and living areas flow seamlessly to the backyard where you'll enjoy evening sun, peaceful green space views, and direct access to the walking path through a gated fence. A gas line is in place for your BBQ, making it the perfect space for summer entertaining. On the main level you'll find three bedrooms and two full bathrooms, including a private primary retreat complete with a spacious walk-in closet and an ensuite featuring dual sinks and a deep soaker tub. A tucked-away two-piece powder room with laundry is also conveniently located off the main floor. Additional highlights include central A/C, a new hot water tank (2023), and immediate possession. With its thoughtful layout,

modern features, and unbeatable location, this home checks all the boxes. Schedule your private tour of 112 Killdeer Way today—this one is ready and waiting for you.