



**275 Killdeer Way
Fort McMurray, Alberta**

MLS # A2294556



\$590,000

Division:	Eagle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,792 sq.ft.	Age:	2013 (13 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Heated Garage		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Front Yard, Standard Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Soaking Tub, Storage, Walk-In Closet(s)

Inclusions: Basement: Fridge, Stove, Microwave, Washer and dryer, Dishwasher, House and Mail keys x2.

Welcome to 275 Killdeer Way, a beautifully maintained two storey home built by Cherrywood Homes and proudly owned by its original owners since 2014. Located on a quiet street in Eagle Ridge, this home offers modern finishes, a functional layout, and a two bedroom legal basement suite, all within walking distance to schools, parks, trails, and everyday amenities. The main floor is designed for both comfort and practicality with a bright open concept layout and large windows that fill the space with natural light. The kitchen features quartz countertops, a large island, stainless steel appliances, a brand new microwave (2026), and a convenient walkthrough pantry with automatic lighting. One of the standout features of this home is the massive walk through coat closet connecting the front entry to the garage and garage to the pantry, complete with built in storage and a bench, creating the perfect drop zone for busy households. The living room is centred around a cozy gas fireplace, while a built in desk area near the entry adds even more functionality. A two piece powder room and access to the heated double attached garage complete the main level. Upstairs, you will find three spacious bedrooms including a beautiful primary suite with a walk in closet and a five piece ensuite featuring a freestanding tub, dual sinks, and built in shelving for storage. The upper level also includes a full four piece bathroom and the convenience of upstairs laundry. The fully developed basement offers a two bedroom legal suite with a separate entrance, making it an excellent mortgage helper or space for extended family. The suite features an open living area, full kitchen, dining space, two bedrooms, and a four piece bathroom. The home is equipped with two furnaces for efficient heating between levels. Outside, the home showcases modern grey and black finishes, a covered

front step, and a driveway with space for two to four vehicles. The location is ideal for families and professionals alike, offering a quiet setting with close proximity to trails, parks, schools, and shopping. 275 Killdeer Way offers the perfect balance of style, functionality, and income potential in one of Fort McMurray's most desirable neighbourhoods. Schedule your private showing today.