



**423 Killdeer Way
Fort McMurray, Alberta**

MLS # A2140209



\$629,900

Division:	Eagle Ridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,446 sq.ft.	Age:	2011 (13 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Garage Door Opener, Heated Garage		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Front Yard		

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

Features: Breakfast Bar, Built-in Features, Closet Organizers, Crown Molding, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s), Wet Bar

Inclusions: Fridge, stove, dishwasher, microwave, 2 washers, 2 dryers, shelf in living room, central a/c, garage heater, garage remote, blinds

QUALITY AND LUXURIOUS, CUSTOM BUNGALOW WITH 9FT CEILINGS IN PRISTINE CONDITION, with over 2100 SQ FT OF LIVING SPACE. Welcome to 423 Killdeer Way a pristine and just new condition home located in Eagle Ridge, within walking distance to schools, parks, and more. Inside this spacious home, you enter a front foyer that leads you to a staircase with gleaming hardwood floors & custom rails. The spacious main level features an open-concept living area with continued hardwood floors in the great room with a corner gas fireplace. The stunning kitchen features solid maple cabinetry, 12x24 tile floors, large island, eat-up breakfast bar, pantry, glass backsplash, and stainless-steel appliances. The large dining room in this eat-in kitchen is surrounded by windows and overlooks your well-manicured yard. The is level continues with 3 bedrooms and 2 full bathrooms, along with a main level laundry room. This separate laundry room features a built-in sink and cabinets. The Primary bedroom offers the continued 9ft ceilings, walk-in closet, and 4 pc ensuite with tiled floors, standup shower and jetted tub. This functional and unique floor plan offers a fully finished lower level with a separate entrance, wet bar, large windows, Family room, and games room. In addition, it is completed with a 4th bedroom and full 4pc bathroom. There is direct access from the home to the attached heated oversized garage just under 600 sq ft in size. The garage is complete with epoxy floors. The exterior of this move-in ready home is a fully fenced and landscaped yard, large deck with gas BBQ hookup, room in the driveway for RV parking, and stunning curb appeal. Additional bonuses are central a/c, crown Mouldings, and some updated appliances. This home is a must-see to truly appreciate the pride of ownership through this home. Call today and schedule your

personal tour.