

# \$574,888 - 192 Killdeer Way, Fort McMurray

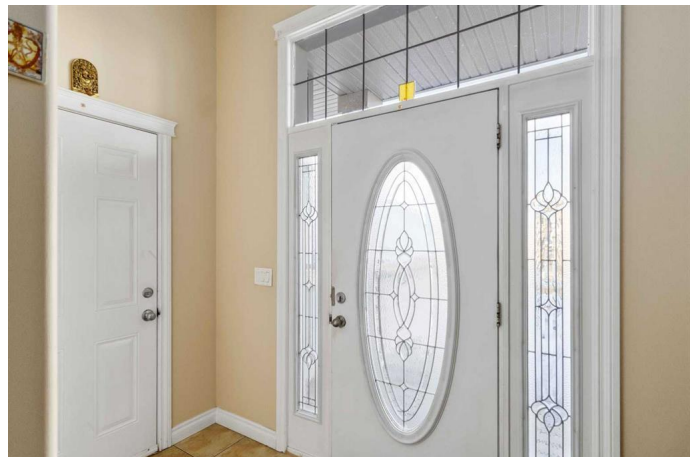
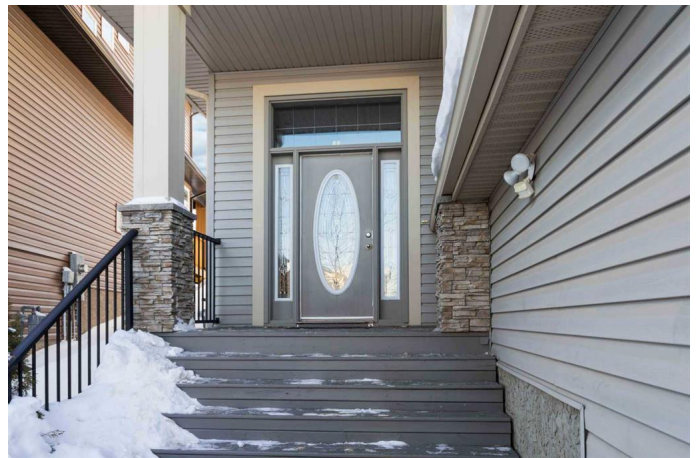
MLS® #A2196039

**\$574,888**

5 Bedroom, 4.00 Bathroom, 1,701 sqft  
Residential on 0.15 Acres

Eagle Ridge, Fort McMurray, Alberta

EXCELLENT EAGLE RIDGE HOME BACKING THE GREENBELT AND BIRCHWOOD TRAILS, FEATURING A 2 BEDROOM LEGAL SUITE, NO CARPET HOME, IN WALKING DISTANCE TO SCHOOLS, PARKS AND THE COMMONS SHOPPING PLAZA! This impressive home with just under 2400 sq ft of living space, and a 6700+ sq ft landscaped lot and breathtaking views of the greenbelt from the back of the home and river valley views from the front of the home through the massive windows throughout this gem. Step inside to the large front foyer that offers direct access to your garage from your home, then take the staircase covered in gleaming hardwood floors to your main-level living area. This space offers 9 ft ceilings and is filled with tons of natural light, hardwood floors, a large great room with corner gas fireplace. This space continues with a spacious kitchen featuring granite countertops, backsplash, gas stove corner pantry, wrap-around breakfast bar, all overlooking your dining room with sliding garden door that leads to your oversized deck and yard. Off this space is a second living area/bonus perfect for a children's playroom or 2nd living room. This level is complete with a 2-pc powder room and main floor laundry room. The next staircase takes you to the upper level with the continuation of the hardwood floors, to 3 bedrooms and 2 full bathrooms. The Primary bedroom is oversized and features a large walk-in closet and your



personal private balcony where you can enjoy the river valley views. The Primary 5 pc ensuite offers double sinks, granite countertops, tiled floors, stand-up shower, and a corner jetted tub. The fully developed lower level is a walkout, with a private separate entrance to the bright and spacious 2-bedroom legal suite. This space is a fantastic mortgage helper for those wanting to minimize their living expenses and own a gorgeous home. The suite features a full kitchen, 2 great-sized bedrooms, a living room, full bathroom, and in suite laundry room. The exterior of the home offers an oversized 26x22(exterior measurements) attached double garage, with gas line ready for a heater hookup. The yard offers landscaping that includes Kwik Kerb on the front, and stone retaining wall in the back for built-in gardens and direct access to the greenbelt and Birchwood trail system. Added features include CENTRAL A/C, Large upper level storage closets and more. All of this and located in desirable Eagle Ridge with all amenities including 2 elementary schools, ponds, paved walking trails, parks, Landmark Cinema and Eagle Ridge shopping plaza. Call today for your personal tour.

Built in 2010

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2196039    |
| Price          | \$574,888   |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,701       |
| Acres          | 0.15        |
| Year Built     | 2010        |
| Type           | Residential |

|          |          |
|----------|----------|
| Sub-Type | Detached |
| Style    | 2 Storey |
| Status   | Active   |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 192 Killdeer Way |
| Subdivision | Eagle Ridge      |
| City        | Fort McMurray    |
| County      | Wood Buffalo     |
| Province    | Alberta          |
| Postal Code | T9K0R1           |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Breakfast Bar, Granite Counters, High Ceilings, Kitchen Island, Pantry, See Remarks, Vinyl Windows, Walk-In Closet(s), Built-in Features, Chandelier, Crown Molding, Jetted Tub, Separate Entrance, Sump Pump(s), Vaulted Ceiling(s), Wet Bar |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Washer/Dryer, Central Air Conditioner, Built-In Range, Electric Oven, Gas Stove, Gas Water Heater, Washer/Dryer Stacked, Window Coverings                  |
| Heating           | Forced Air  |
| Cooling           | Central Air   |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Gas   |
| Has Basement      | Yes   |
| Basement          | Exterior Entry, Finished, Full, Suite, Walk-Up To Grade   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Private Yard  |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Fruit Trees/Shrub(s), Front Yard, Landscaped, No Neighbours Behind, Private, Street Lighting |
| Roof              | Asphalt Shingle   |
| Construction      | Vinyl Siding  |

Foundation                  Poured Concrete

### **Additional Information**

Date Listed                  February 21st, 2025

Days on Market            57

Zoning                        R1

### **Listing Details**

Listing Office                COLDWELL BANKER UNITED

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