

\$625,000 - 195 Killdeer Way, Fort McMurray

MLS® #A2214687

\$625,000

4 Bedroom, 4.00 Bathroom, 1,862 sqft

Single Family on 0.14 Acres

Eagle Ridge, Fort McMurray, Alberta

Welcome to 195 Killdeer Way, Fort McMurray
“ Your Perfect Family Home Awaits! This bright and inviting 4-bedroom, 3.5-bathroom home offers the perfect blend of style, space, and an unbeatable location in the heart of Eagle Ridge in Fort McMurray. Step inside to discover a warm and welcoming open-concept main floor, highlighted by rich dark hardwood floors, a sun-filled living room, and a modern kitchen featuring dark cabinetry, crisp white quartz countertops, a tile backsplash, stainless steel appliances, and a spacious walk-thru pantry leading to your large laundry/mudroom with access to the garage - making unloading groceries a breeze. Adjacent to the kitchen, the dining area leads directly to the back deck—perfect for BBQs, morning coffees, or summer gatherings. The spacious living room offers large windows and plenty of space to gather. A 2-piece powder room completes the main level. Upstairs, you™ll find a generous primary suite complete with a vaulted ceiling, a large walk-in closet, and 4-piece ensuite. Two additional well-sized bedrooms and another full 4-piece bathroom offer comfort and convenience for the whole family. The fully developed, WALK-OUT basement provides fantastic flexibility, featuring a nook at the base of the stairs which creates potential for a perfect office space, a fourth bedroom, and a bright rec room with large windows, backyard access, and a custom bar outfitted with a fridge, sink, and space for a Keg-erator—perfect for entertaining guests or



game nights. A third full 4-piece bathroom with a tub/shower combo is also located downstairs. Plus, the basement includes a rough-in for future in-floor heat for added comfort during the winter months. A new hot water tank was installed in 2024 for added peace of mind. Outside, enjoy a large, fully fenced backyard, a heated double attached garage, and thoughtful finishes throughout the property. Best of all, this home is ideally situated across from direct access to the Birchwood Trails—gi ving you quick access to year-round outdoor adventures right at your doorstep. Located close to incredible schools, parks, shopping, restaurants, movie theatre, bowling alley, and more; this home is a fantastic opportunity to own in one of Fort McMurray’s most sought-after family neighborhoods. Don’t miss your chance—book your private showing today and see why 195 Killdeer Way is the perfect place to call home! (id:6289)

Built in 2011

Essential Information

Listing #	A2214687
Price	\$625,000
Bedrooms	4
Bathrooms	4.00
Half Baths	1
Square Footage	1,862
Acres	0.14
Year Built	2011
Type	Single Family
Sub-Type	Freehold

Community Information

Address	195 Killdeer Way
Subdivision	Eagle Ridge
City	Fort McMurray

Province	Alberta
Postal Code	T9K0R1

Amenities

Amenities	Park, Playground, Schools, Shopping
Features	Wet bar
Parking Spaces	4
Parking	Attached Garage, Garage, Heated Garage
# of Garages	3

Interior

Appliances	Washer, Refrigerator, Dishwasher, Stove, Dryer, Microwave, Garage door opener
Heating	Forced air
Cooling	Central air conditioning
# of Stories	2
Has Basement	Yes
Basement	Separate entrance, Walk out

Exterior

Exterior	Vinyl siding
Exterior Features	Landscaped, Lawn
Foundation	Poured Concrete

Listing Details

Listing Office	EXP REALTY
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