

195 Killdeer Way  
Fort McMurray, Alberta

MLS # A2214687



# \$639,900

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Walk-In Closet(s), Wet Bar		

**Inclusions:** Central Air Conditioner, Dishwasher, Washer, Dryer, Garage Heater, Garage Opener + Remote(s), Microwave, Refrigerator, Stove, Basement Fridge, Blinds, Nest Thermostat, Telus Alarm system accessories - wall panel, 2 cameras, glass door break sensor, & 2 motion sensors

Welcome to 195 Killdeer Way, Fort McMurray &ndash; 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&mdash;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&rsquo;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&mdash;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&mdash;giving 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&rsquo;s most sought-after family neighborhoods. Don&rsquo;t miss your chance&mdash;book your private showing today and see why 195 Killdeer Way is the perfect place to call home!