

131 Killdeer Way  
Fort McMurray, Alberta

MLS # A2215238



# \$639,900

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Eagle Ridge   |               |                   |
| <b>Type:</b>     | Residential/House   |               |                   |
| <b>Style:</b>    | 2 Storey  |               |                   |
| <b>Size:</b>     | 2,150 sq.ft.  | <b>Age:</b>   | 2010 (15 yrs old) |
| <b>Beds:</b>     | 4   | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Concrete Driveway, Double Garage Attached, Garage Faces Front             |               |                   |
| <b>Lot Size:</b> | 0.12 Acre   |               |                   |
| <b>Lot Feat:</b> | Back Yard, Front Yard, Gentle Sloping, Landscaped, Lawn, Sloped Down, Str |               |                   |

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| <b>Heating:</b>    | Forced Air, Natural Gas, See Remarks  | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Hardwood, Marble  | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Shingle   | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Finished, Full, Walk-Out To Grade   | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame  | <b>Zoning:</b>    | R1 |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Ceiling Fan(s), Closet Organizers, Granite Counters, Jetted Tub, Kitchen Island, Pantry, Recessed Lighting, Separate Entrance, Vinyl Windows, Walk-In Closet(s)   |                   |    |
| <b>Inclusions:</b> | Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, Garage Fridge, Blinds, Garage Door Opener and Remote, Central Air, Garage Heater, Basement Gas Heater, Basement Fridge, Basement Stove, Basement Dishwasher, Basement Microwave, Basement Washer, Basement Dryer |                   |    |

WELCOME HOME! This STUNNING Executive Style home with walk out basement is screaming UPGRADES! The main floor welcomes you with a large entrance boasting new porcelain tiles and leads to the open concept living room, kitchen and dining area with large windows for tons of natural lighting. The living room feature beautiful hardwood flooring and a gas fireplace, to cozy up to on those cold winter days. The spacious kitchen offers tons of cabinet space with beautiful granite countertops, an island with breakfast bar and a walk-in pantry. The dining room has enough space for even the biggest family! Just off the kitchen is the new deck with stairs leading to the LARGE fenced and landscaped backyard. Upstairs, to the right is a family room, perfect for movie night. On the other side of the staircase are 3 bedrooms, including the large master with walk-in closet AND newly RENOVATED bathroom with porcelain tiles, 2 sinks, stunning double shower with glass door and corner jetted tub (your new oasis). Also located on this level is a 4-piece bathroom. The basement is fully developed with a kitchen, 1 bedroom, 4-piece bathroom, dinette and living room. It has tons of storage and its own gas heater and laundry room. There is separate entrance that leads to the backyard, to a concrete patio. And that's not all! This house has a DOUBLE HEATED GARAGE with built in shelving and CENTRAL AIR!! As an added bonus this home has. a brand new hot water on demand. A must see! Seller will provide title insurance in lieu of a real property report.