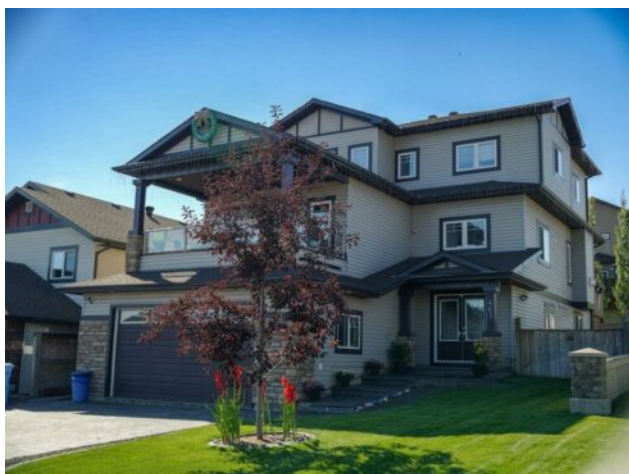


463 Killdeer Way  
Fort McMurray, Alberta

MLS # A2217464



# \$779,000

Division:	Eagle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,815 sq.ft.	Age:	2011 (14 yrs old)
Beds:	7	Baths:	5
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, High Ceilings, Jetted Tub, Pantry, Quartz Counters, Sump Pump(s), Vinyl Windows		

Inclusions: N/A

Discover executive living at its finest in this stunning 2-storey home, boasting over 3,500 sqft of exquisitely designed living space nestled near the serene Birchwood Trails. From the moment you step inside, you'll be captivated by the luxurious mocha cabinetry, complemented by quartz countertops and a custom tiled feature wall in the gourmet kitchen, complete with a spacious pantry. The expansive 34 x 10 rear deck, made with low-maintenance dura decking, is bathed in natural light and is perfect for hosting summer barbecues or simply relaxing by the pool. This corner lot offers a unique sense of privacy, This home features a beautifully landscaped yard with a fire pit, ideal for cozy evenings. The large ensuite, hardwood flooring, and custom tile work throughout the home speak to the quality and attention to detail that went into its design. Located near top-rated schools, this property also includes an amazing garage, perfect for the car enthusiast or those needing extra storage. Bonus has a 2 bedroom legal basement suite. This will help you with monthly payments to keep your payments even lower. This home is a true masterpiece that offers both style and functionality in one of the most sought-after neighborhoods. Don't miss the opportunity to make this exceptional property your own! call today for you personal viewing