

# \$559,900 - 151 Killdeer Way, Fort McMurray

MLS® #A2202523

**\$559,900**

5 Bedroom, 4.00 Bathroom, 1,671 sqft  
Residential on 0.13 Acres

Eagle Ridge, Fort McMurray, Alberta

Driveway and Walkway Just Mud Jacked. New Epoxy Floors in the Garage. Turn Key 5 Beds 4 Baths | 2 BED LEGAL SUITE Welcome to 151 Killdeer Way: This beautifully maintained and thoughtfully designed home offers incredible versatility with a legal walkout basement suite, central A/C, and a professionally cleaned interior and exterior. Fully vacant and move-in ready, it includes furniture as well, making it a turnkey option for first time buyers, investors or large multi generational families.

Offering 5 bedrooms and 4 bathrooms, the main floor features soaring ceilings, a cozy gas fireplace, and large windows that flood the space with natural light. The open-concept kitchen is equipped with stainless steel appliances, granite countertops, a corner pantry, and ample prep space—ideal for both everyday living and entertaining. A main-floor bedroom and full bathroom provide flexibility for guests, aging family members, or a home office.

Upstairs, the spacious primary suite accommodates a king-sized bed and features a walk-in closet and large ensuite with a soaker tub. A second bedroom upstairs also includes its own ensuite, offering comfort and privacy for older children or guests.

The fully developed walkout basement offers a private, legal 2-bedroom suite with a separate entrance, full kitchen, open living area, and 4-piece bathroom. With furniture included, it's™s ready to start generating rental income



right away. Outdoor living is just as impressive, with an upper deck, a private lower patio for the suite, and a fully fenced yard.

Located in a desirable neighbourhood close to schools, parks, trails, and all major amenities, this home offers both comfort and opportunity.

Whether you're looking for a flexible family home or a smart investment property, 151 Killdeer Way checks all the boxes. Schedule your private tour today.

Built in 2010

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2202523    |
| Price          | \$559,900   |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 4           |
| Square Footage | 1,671       |
| Acres          | 0.13        |
| Year Built     | 2010        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 151 Killdeer Way |
| Subdivision | Eagle Ridge      |
| City        | Fort McMurray    |
| County      | Wood Buffalo     |
| Province    | Alberta          |
| Postal Code | T9K 0P8          |

### Amenities

|                |   |
|----------------|---|
| Parking Spaces | 4   |
| Parking        | Double Garage Attached, Heated Garage, Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Parking Pad |
| # of Garages   | 2   |

## Interior

|                   |  |
|-------------------|--|
| Interior Features | High Ceilings, Pantry, Walk-In Closet(s), Granite Counters, Jetted Tub, Open Floorplan           |
| Appliances        | Dishwasher, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating           | Forced Air   |
| Cooling           | Central Air  |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Gas  |
| Has Basement      | Yes  |
| Basement          | Exterior Entry, Finished, Full, Suite  |

## Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Balcony         |
| Lot Description   | Back Yard       |
| Roof              | Asphalt Shingle |
| Construction      | Vinyl Siding    |
| Foundation        | Poured Concrete |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 18th, 2025 |
| Days on Market | 111              |
| Zoning         | R1               |

## Listing Details

|                |                                  |
|----------------|----------------------------------|
| Listing Office | The Agency North Central Alberta |
|----------------|----------------------------------|

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