

# \$675,000 - 443 Killdeer Way, Fort McMurray

MLS® #A2204830

**\$675,000**

4 Bedroom, 4.00 Bathroom, 2,037 sqft  
Residential on 0.13 Acres

Eagle Ridge, Fort McMurray, Alberta

Meticulously Maintained Luxury Home with Impressive Curb Appeal – Welcome to 443 Killdeer Way!

Nestled in the desirable and established neighborhood of Eagle Ridge, this stunning two-storey home offers 2,037 sq. ft. of refined living space, featuring 4 bedrooms and 3.5 bathrooms. Situated on a beautifully landscaped 5,762 sq. ft. lot, the property combines elegance, functionality, and charm in every detail.

The main level of this immaculate home is designed with an open-concept layout that enhances both style and practicality. The kitchen is a chef's dream, showcasing gleaming white granite countertops, freshly painted white soft-close cabinetry with sleek black hardware, stainless steel appliances, and a spacious pantry. A large center island provides ample prep space and serves as the heart of the room, while a newly finished accent wall adds a touch of sophistication to the bright and airy dining area.

Adjacent to the kitchen, the expansive living room is flooded with natural light, courtesy of large windows, and features beautiful hardwood floors. The custom gas fireplace, framed by a tile face and wood mantel, offers both warmth and an inviting focal point for the room. The main floor also includes a large office, a convenient main floor laundry area,



and ample storage space throughout.

Upstairs, the spacious master suite serves as a luxurious retreat. The room is bathed in natural light, offering a serene atmosphere, while the generous walk-in closet provides plenty of storage. The 5-piece ensuite bathroom is a true sanctuary, complete with dual sinks, granite countertops, ceramic tile floors, a jetted tub, and a large stand-up shower with a beautifully tiled surround.

The fully developed basement is a modern and versatile space, finished with ceramic tile floors and in-floor heating for added comfort. It includes a large recreation/games area, a well-sized bedroom, and a 4-piece bathroom featuring granite countertops and elegant finishes.

Step outside into the fully fenced and professionally landscaped backyard, where you'll find a beautiful deck complete with a hot tub and pergola – perfect for relaxing or entertaining.

This home has been thoughtfully upgraded with modern amenities, including a NEW hot water tank, and central air conditioning. For added convenience, the double concrete driveway leads to an attached, heated garage, offering plenty of space for your vehicles and storage needs.

Don't miss out on the opportunity to own this meticulously maintained luxury home. Contact us today to schedule your private viewing!

Built in 2011

## **Essential Information**

MLS® #

A2204830

Price	\$675,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,037
Acres	0.13
Year Built	2011
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	443 Killdeer Way
Subdivision	Eagle Ridge
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K0R5

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Granite Counters, Kitchen Island
Appliances	Built-In Refrigerator, Dishwasher, Electric Stove, Microwave, Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior



Exterior Features	Playground
Lot Description	Back Yard, Landscaped
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 20th, 2025
Days on Market	8
Zoning	R1

### **Listing Details**

Listing Office	ROYAL LEPAGE BENCHMARK
----------------	------------------------

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.