\$699,900 - 404 Killdeer Way, Fort McMurray

MLS® #A2238120

\$699,900

4 Bedroom, 5.00 Bathroom, 2,575 sqft Residential on 0.11 Acres

Eagle Ridge, Fort McMurray, Alberta

TREE LINE! ALL 3 SECOND LEVEL BEDROOMS HAVE THEIR OWN EN SUITE BATHROOM! 1 BEDROOM WALK OUT LEGAL SUITE!

Welcome to 404 Killdeer Way â€" a beautifully designed home offering nearly 2,500 sg/ft of living space and backing onto a stunning tree-lined green space with walking trails. From the moment you walk in, you're greeted by a spacious entryway that flows into an open-concept main floor featuring a chef's kitchen with granite countertops, an eat-up bar, stainless steel appliances, a corner pantry, and ample cabinet space. The kitchen overlooks a cozy living room with a gas fireplace and a large dining area, all of which open onto a massive upper back deck that has a gas line for bbg, and offers tranquil views of the trees and greenery. Also on the main floor is a 2-piece bathroom and a functional laundry room with sink. Upstairs, you'II find a massive bonus room with a second gas fireplace and three generously sized bedrooms, each complete with its own private en suite bathroom. The primary suite offers beautiful views of the tree line, a walk-in closet, and a luxurious 5-piece en suite featuring a jetted tub. The fully developed walkout basement includes a large, one-bedroom legal suite with high-end finishes that match the upper level, ideal for rental income or extended family. Additional highlights include a heated double attached garage, central air conditioning, and a prime







location close to all amenities and within walking distance to elementary schools. This home truly has it all â€" space, style, and a peaceful setting. Don't miss your chance to view it; call today for your personal showing!

Built in 2011

Essential Information

MLS® # A2238120 Price \$699,900

Bedrooms 4
Bathrooms 5.00

Full Baths 4
Half Baths 1

Square Footage 2,575
Acres 0.11
Year Built 2011

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

Community Information

Address 404 Killdeer Way

Subdivision Eagle Ridge
City Fort McMurray
County Wood Buffalo

Province Alberta
Postal Code T9K 0R4

Amenities

Parking Spaces 4

Parking Double Garage Attached, Driveway, Heated Garage, Aggregate

of Garages 2

Interior

Interior Features Separate Entrance, Sump Pump(s), Jetted Tub

Appliances Central Air Conditioner, Dishwasher, Microwave, See Remarks,

Washer/Dryer

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

of Fireplaces 2

Fireplaces Gas, Living Room, Family Room

Has Basement Yes

Basement Finished, Full, Exterior Entry, Walk-Out, Suite

Exterior

Exterior Features Private Entrance, BBQ gas line

Lot Description Back Yard, Front Yard, Greenbelt, Landscaped, No Neighbours Behind,

Private

Roof Asphalt Shingle

Construction Concrete, Vinyl Siding

Foundation Poured Concrete

Additional Information

Date Listed July 11th, 2025

Days on Market 112 Zoning R1

Listing Details

Listing Office ROYAL LEPAGE BENCHMARK

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® 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.