

**163 Killdeer Way
Fort McMurray, Alberta****MLS # A2215115****\$585,000**

Division:	Eagle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,732 sq.ft.	Age:	2010 (15 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Faces Front		
Lot Size:	0.12 Acre		
Lot Feat:	Landscaped, Views		

Heating:	Floor Furnace, Natural Gas	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite, Walk-Out To Grade	LLD:	-
Exterior:	See Remarks	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, Separate Entrance, Walk-In Closet(s)		

Inclusions: fridge x 2, stove x 2, dishwasher, washer/dryer x 2, all window coverings,

****Welcome to Your Dream Home: 163 Killdeer Way**** LIVE IN EAGLE RIDGE! Step into serenity and sophistication at this stunning property that promises more than just a place to live—it offers a lifestyle. Nestled in a picturesque neighborhood, 163 Killdeer Way is a magnificent house that boasts a variety of features designed for modern living, while providing ideal opportunities for investment.

****Key Features of This Exceptional Home:****

- **Legal Suite**:** The standout feature of this property is the walk-out basement, which houses a fully equipped 2-bedroom legal suite. This valuable addition serves as a fantastic mortgage helper, providing you with the potential for rental income or a comfortable space for guests and family members.
- **Spacious Main Floor**:** As you enter, you'll be greeted by a bright and airy open-concept floor plan that seamlessly blends the living, dining, and kitchen areas. The inviting great room is anchored by a cozy gas fireplace—perfect for chilly evenings and gatherings. Durable laminate flooring flows throughout, adding both elegance and ease of maintenance.
- **Gourmet Kitchen**:** The heart of this home is undoubtedly the kitchen, featuring stunning granite countertops that provide ample workspace along with a modern aesthetic and walk-in pantry. Whether you are hosting dinner parties or enjoying a quiet meal at home, this kitchen is designed to impress. Have kids? Work from home? Need an extra bedroom? We've got you covered with a main floor bedroom that could also act as a flex room and a powder room for your guests.
- **Outdoor Oasis**:** Step outside onto your large balcony, where breathtaking views of the Eagle Ridge Valley await! This outdoor space is ideal for morning coffee rituals or unwinding with a favorite drink during warm summer evenings. The expansive backyard offers potential for

gardening, entertaining, or simply enjoying the tranquility of nature. ****Upper-Level Comfort****: Ascend to the upper floor, where you will find three generously sized bedrooms, providing ample space for family or guests. The primary bedroom offers a private retreat with its own ensuite bath, designed to be your sanctuary at the end of the day, walk in closet and balcony deck to relax and enjoy the views. Two additional bathrooms ensure convenience for all. ****Ample Parking & Storage****: For the outdoor enthusiasts, the attached double garage is a dream come true! Whether you have cars, bikes, or recreational gear, you'll find plenty of room with the expanded driveway for additional parking. ****Location, Location, Location****: Situated in a desirable area, this home provides easy access to local amenities, movie theatre, Tim Horton's, schools, parks, and walking trails, making it an ideal choice for families and professionals alike. Don't miss the opportunity to make 163 Killdeer Way your new home. This property is not just a house; it's a place to create lasting memories. Call today to schedule your private viewing and step into your future!