

**139 Killdeer Way
Fort McMurray, Alberta**

MLS # A2243343



\$669,000

Division:	Eagle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,901 sq.ft.	Age:	2012 (13 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Garage Faces Front, Heated Garage		
Lot Size:	0.12 Acre		
Lot Feat:	Landscaped, Standard Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite, Walk-Out To Grade	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, Separate Entrance		

Inclusions: Window coverings as is, Dishwasher in basement, washer/dryer in basement, microwave in basement, refrigerator in basement

Stunning Single-Family Home in Highly Sought-After Neighbourhood! Welcome to your dream home! Nestled in one of the most desirable communities of Eagle Ridge, this beautiful single-family residence offers a perfect blend of comfort, style, and functionality. Key Features Include: 2-Car Attached Front Facing Heated Garage – Enjoy convenience and comfort year-round. Soaring Ceilings in the family room – Enhancing natural light and creating a spacious, airy atmosphere. Main Floor Office/Bonus Room – Ideal for remote work, guest space, or a hobby room. Walkout Basement – Finished 2 Bedroom Legal Suite. Providing you ample amount of extra space for living, welcoming guest or can be used as a mortgage helper... Extended Main Floor Deck – Perfect for entertaining or simply taking in the spectacular panoramic views. Modern Finishes and Thoughtful Upgrades throughout – blending style with everyday practicality. Located close to top-rated schools, parks, shopping, and transit, this home truly offers the lifestyle you've been waiting for. Don't miss the opportunity to own this exceptional property – contact me today for your private showing!