

**151 Killdeer Way
Fort McMurray, Alberta**

MLS # A2202523



\$588,000

Division:	Eagle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,671 sq.ft.	Age:	2010 (15 yrs old)
Beds:	5	Baths:	4
Garage:	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, Jetted Tub, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: Fridge x2, stove x2, dishwasher x2, microwave x2, washer & dryer x2, garage heater.

Welcome to 151 Killdeer Way: With 5 bedrooms and 4 bathrooms, this home offers a unique blend of functionality and space with its legal two bedroom walk out basement suite, and upper level with three bedrooms and three full bathrooms, whether you have multiple generations under one roof or its just yourself and your room mates, there is enough space for everyone to enjoy in this cozy home. Beginning with the main level, the living room has soaring high ceilings and a natural gas fireplace. The dining room sits next to the kitchen where you'll find stainless steel appliances, granite countertops and a corner pantry. The main level is also home to a bedroom and four piece bathroom, perfect for guests or multiple generations under one roof. Upstairs offers a more private setting for two bedrooms each with their own ensuite bathroom. The primary bedroom is spacious enough for a king size bed, has its own walk in closet and large ensuite with a soaker tub and vanity, while the other bedroom is a great size with a convenient four piece ensuite as well. The lower level of the home is spacious and bright with direct access to the yard or go through the side door and down the stairs. The living area is spacious while the kitchen is fully equipped with stainless steel appliances. Two bedrooms and a four piece bathroom complete the lower level and occupants can enjoy the privacy the lower