

# \$789,900 - 404 Killdeer Way, Fort McMurray

MLS® #A2238120

**\$789,900**

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 – a beautifully designed home offering nearly 2,500 sq/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 bbq, 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'll 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. Donâ€™t miss your chance to view it; call today for your personal showing!

Built in 2011

### Essential Information

MLS® #	A2238120
Price	\$789,900
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	Aggregate, Double Garage Attached, Driveway, Heated Garage
# of Garages	2

### Interior

Interior Features	Jetted Tub, Separate Entrance, Sump Pump(s)
Appliances	Central Air Conditioner, Dishwasher, Microwave, See Remarks,

	Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Living Room
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite, Walk-Out

## Exterior

Exterior Features	BBQ gas line, Private Entrance
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	8
Zoning	R1

## Listing Details

Listing Office	ROYAL LEPAGE BENCHMARK
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