

\$675,000 - 276 Killdeer Way, Fort McMurray

MLS® #A2260876

\$675,000

5 Bedroom, 4.00 Bathroom, 2,212 sqft
Residential on 0.10 Acres

Eagle Ridge, Fort McMurray, Alberta

Welcome to 276 Killdeer Way: a home that blends space, comfort, and some of the most peaceful greenbelt views in Fort McMurray. Perfectly positioned along the quiet backside of Killdeer Way, where the lots are flat and private, this property offers a thoughtful layout with a main floor office, a second-floor bonus room, and a spacious two-bedroom legal suite that's ideal for extended family or as an income helper. This is a rare opportunity to own along one of the best stretches of green space in Fort McMurray.

The curb appeal is warm and inviting with low-maintenance landscaping, artificial grass on the front lawn and a wide double driveway leading to the 24x22 heated garage. The covered front entry sets the tone, while around back, a large deck, interlocking stone patio, and lush hydrangea bushes create the perfect outdoor retreat. With all-day sun and uninterrupted views of the trees, this yard is designed for both relaxation and entertaining in a very tranquil setting.

Inside, a tiled entry welcomes you into a bright and open main floor. At the front of the home, the office overlooks the entry and features moody, modern paint tones – an ideal space for a home business or quiet study. Down the hall, the open-concept living area unfolds with engineered hardwood floors, a natural gas fireplace framed by a dark feature wall, and an entire back wall of windows that capture the incredible greenbelt views. The kitchen is stylish and functional with rich cabinetry,



granite counters, stainless steel appliances, a corner pantry, and a large island designed for gathering. The dining area, surrounded by windows, offers a front-row seat to the backyard and tree-lined views.

Upstairs, the family-friendly layout shines. A spacious bonus room sits at the top of the stairs – perfect for movie nights or a play space – with two generously sized bedrooms just off to one side. On the opposite side, the primary retreat feels grand with vaulted ceilings, a walk-in closet, and a spa-inspired ensuite featuring dual sinks, a two-person jetted tub, a walk-in shower with bench, and a private water closet. A second full bathroom with double sinks and a built-in linen closet completes this level.

The lower level offers impressive versatility. Accessible from the interior or a separate side entry, the legal two-bedroom suite is finished with a full kitchen, dining space, large living room, its own laundry, and plenty of storage. Whether used for rental income or multi-generational living, it’s a valuable addition that enhances the home’s flexibility.

Homes with locations and views like this are rare to find. Schedule your private showing today and experience everything 276 Killdeer Way has to offer.

Built in 2010

Essential Information

MLS® #	A2260876
Price	\$675,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,212
Acres	0.10

Year Built	2010
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	276 Killdeer Way
Subdivision	Eagle Ridge
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 0R3

Amenities

Parking Spaces	5
Parking	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Heated Garage, Parking Pad, Side By Side, Tandem
# of Garages	2

Interior

Interior Features	Chandelier, Closet Organizers, Double Vanity, Granite Counters, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Baseboard, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Garden, Lighting, Private Entrance, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, Greenbelt, Landscaped, Lawn, Standard Shaped Lot, Views

Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 3rd, 2025
Days on Market	33
Zoning	R1

Listing Details

Listing Office	The Agency North Central Alberta
----------------	----------------------------------

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.