

# **\$679,888 - 336 Killdeer Way, Fort McMurray**

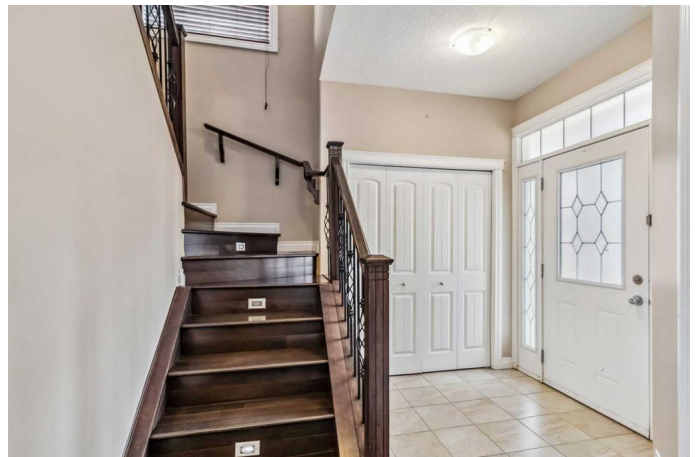
MLS® #A2211736

**\$679,888**

5 Bedroom, 4.00 Bathroom, 2,337 sqft  
Residential on 0.09 Acres

Eagle Ridge, Fort McMurray, Alberta

SELLER IS OFFERRING A BUYER THE OPTION TO HAVE THE HOUSE PAINTED TO THE COLOR OF THEIR CHOICE PRIOR TO CLOSING OR TO GIVE THE BUYERS A CREDIT OF \$7000 TO DO SO THEMSELVES. EXCEPTIONAL CUSTOM-BUILT 2 2-Story backing THE GREENBELT, FEATURING AN UPPER-LEVEL BONUS ROOM, WALKOUT BASEMENT AND 2 BEDROOM LEGAL SUITE. Boasting over 3300 sq ft of living space with gorgeous views of greenbelt, trails, and river valley. This well-designed floor plan will be an excellent find for those seeking lots of living space that includes luxury finishes top to bottom and offers an excellent location in the vibrant community of Eagle Ridge, which features 2 elementary schools, ponds, shopping, restaurants, and the Landmark Cinema. Step inside 336 Killdeer Way and find a large front foyer with sprawling vaulted ceilings and tile floors. This entrance leads you to your living area with gleaming hardwood floors that include a large front office with double glass doors. The open-concept great room and kitchen offer loads of space to have family gatherings and entertainment. There is a bank of windows all along the back of the home, giving this entire space the beautiful views behind the home. The custom gourmet kitchen features loads of stylish cabinets, an extensive island covered in granite countertops, large eat-up bar, a large walk-through pantry, stainless steel



appliances, and a gas hookup for a gas range if preferred. The great room features a built-in gas fireplace. This main level is complete with 9 ft ceilings, main floor laundry room with great storage that includes laundry room cabinets and 2 coat closets. The grand staircase, covered in hardwood and featuring built-in lighting, leads you to your upstairs retreat with a large Bonus room featuring vaulted ceilings. There are 3 generously sized bedrooms. The Primary bedroom features a large walk-in closet and garden doors that lead to its own private balcony. In addition, you have a 5-pc ensuite finished with the same luxury finishes as the main level. This space includes double sinks, a jetted tub, and a stand-up shower. The fully developed walk-out basement has an excellent mortgage helper. This area is currently tenant occupied till the end of May. This legal suite has fetched 1600+ a month in the past. The legal suite features 9 ft ceilings, tons of natural light, 2 bedrooms, and a full bathroom with granite countertops. In addition, a full kitchen plus an additional wet bar, a family room, and an in-suite laundry room. Both bedrooms in the basement offer walk-in closets. On the exterior of the home, you have an extended driveway for 4+ car parking, an attached heated garage, concrete walkways to your separate entrance, upper and lower decks, and a fenced and landscaped yard with direct access to the trail system. Call today for your personal tour.

Built in 2012

### **Essential Information**

MLS® #	A2211736
Price	\$679,888
Bedrooms	5
Bathrooms	4.00
Full Baths	3

Half Baths	1
Square Footage	2,337
Acres	0.09
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	336 Killdeer Way
Subdivision	Eagle Ridge
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 0R3

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Breakfast Bar, Kitchen Island, Open Floorplan, Separate Entrance, Walk-In Closet(s), Built-in Features, Pantry
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Landscaped, No Neighbours Behind, Fruit Trees/Shrub(s), Front Yard, Greenbelt, Lake, Lawn, Rectangular Lot

Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 14th, 2025
Days on Market	81
Zoning	R1

### **Listing Details**

Listing Office	COLDWELL BANKER UNITED
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