

# \$575,000 - 151 Killdeer Way, Fort McMurray

MLS® #A2202523

**\$575,000**

5 Bedroom, 4.00 Bathroom, 1,671 sqft  
Residential on 0.13 Acres

Eagle Ridge, Fort McMurray, Alberta

Driveway and Walkway Just Mud Jacked. New Epoxy Floors in the Garage. Turn Key 5 Beds 4 Baths | 2 BED LEGAL SUITE Welcome to 151 Killdeer Way: This beautifully maintained and thoughtfully designed home offers incredible versatility with a legal walkout basement suite, central A/C, and a professionally cleaned interior and exterior. Fully vacant and move-in ready, it includes furniture as well, making it a turnkey option for first time buyers, investors or large multi generational families.

Offering 5 bedrooms and 4 bathrooms, the main floor features soaring ceilings, a cozy gas fireplace, and large windows that flood the space with natural light. The open-concept kitchen is equipped with stainless steel appliances, granite countertops, a corner pantry, and ample prep space—ideal for both everyday living and entertaining. A main-floor bedroom and full bathroom provide flexibility for guests, aging family members, or a home office.

Upstairs, the spacious primary suite accommodates a king-sized bed and features a walk-in closet and large ensuite with a soaker tub. A second bedroom upstairs also includes its own ensuite, offering comfort and privacy for older children or guests.

The fully developed walkout basement offers a private, legal 2-bedroom suite with a separate entrance, full kitchen, open living area, and 4-piece bathroom. With furniture included, it's ready to start generating rental income



right away. Outdoor living is just as impressive, with an upper deck, a private lower patio for the suite, and a fully fenced yard. Located in a desirable neighbourhood close to schools, parks, trails, and all major amenities, this home offers both comfort and opportunity. Whether you're looking for a flexible family home or a smart investment property, 151 Killdeer Way checks all the boxes. Schedule your private tour today.

Built in 2010

**Essential Information**

MLS® #	A2202523
Price	\$575,000
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	1,671
Acres	0.13
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	151 Killdeer Way
Subdivision	Eagle Ridge
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 0P8

**Amenities**

Parking Spaces	4
Parking	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Heated Garage, Parking Pad
# of Garages	2

## Interior

Interior Features	Granite Counters, High Ceilings, Jetted Tub, Open Floorplan, Pantry, Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

## Exterior

Exterior Features	Balcony
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	March 18th, 2025
Days on Market	97
Zoning	R1

## Listing Details

Listing Office	The Agency North Central Alberta
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