

# \$669,000 - 139 Killdeer Way, Fort McMurray

MLS® #A2243343

**\$669,000**

5 Bedroom, 4.00 Bathroom, 1,901 sqft  
Residential on 0.12 Acres

Eagle Ridge, Fort McMurray, Alberta

Stunning Single-Family Home in Highly  
Sought-After Neighbourhood!

Welcome to your dream home! Nestled in one of the most desirable communities of Eagle Ridge, this beautiful single-family residence offers a perfect blend of comfort, style, and functionality.

Key Features Include:

2-Car Attached Front Facing Heated Garage  
“ Enjoy convenience and comfort year-round.

Soaring Ceilings in the family room “  
Enhancing natural light and creating a spacious, airy atmosphere.

Main Floor Office/Bonus Room “ Ideal for remote work, guest space, or a hobby room.  
Walkout Basement “ Finished 2 Bedroom Legal Suite. Providing you ample amount of extra space for living, welcoming guest or can be used as a mortgage helper...

Extended Main Floor Deck “ Perfect for entertaining or simply taking in the spectacular panoramic views.

Modern Finishes and Thoughtful Upgrades throughout “ blending style with everyday practicality.

Located close to top-rated schools, parks, shopping, and transit, this home truly offers the lifestyle you™ve been waiting for.

Don™t miss the opportunity to own this



exceptional property â€“ contact me today for  
your private showing!

Built in 2012

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2243343    |
| Price          | \$669,000   |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,901       |
| Acres          | 0.12        |
| Year Built     | 2012        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 139 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, Garage Faces Front, Heated Garage |
| # of Garages   | 2                                                         |

### Interior

|                   |                                                                                                                    |
|-------------------|--------------------------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Kitchen Island, No Animal Home, Separate Entrance                                                   |
| Appliances        | Central Air Conditioner, Dishwasher, Electric Stove, Gas Stove, Microwave, Refrigerator, See Remarks, Washer/Dryer |
| Heating           | Forced Air, Natural Gas                                                                                            |
| Cooling           | Central Air                                                                                                        |

|                 |                                                 |
|-----------------|-------------------------------------------------|
| Fireplace       | Yes                                             |
| # of Fireplaces | 1                                               |
| Fireplaces      | Gas, Family Room, Other                         |
| Has Basement    | Yes                                             |
| Basement        | Exterior Entry, Finished, Full, Suite, Walk-Out |

## Exterior

|                   |                                    |
|-------------------|------------------------------------|
| Exterior Features | Other, Private Yard                |
| Lot Description   | Landscaped, Standard Shaped Lot    |
| Roof              | Asphalt Shingle                    |
| Construction      | Concrete, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                    |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 30th, 2025 |
| Days on Market | 6               |
| Zoning         | R1              |

## Listing Details

|                |                   |
|----------------|-------------------|
| Listing Office | People 1st Realty |
|----------------|-------------------|

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