

# \$779,000 - 463 Killdeer Way, Fort McMurray

MLS® #A2217464

## \$779,000

7 Bedroom, 5.00 Bathroom, 2,815 sqft

Residential on 0.14 Acres

Eagle Ridge, Fort McMurray, Alberta

Discover executive living at its finest in this stunning 2-storey home, boasting over 3,500 sqft of exquisitely designed living space nestled near the serene Birchwood Trails.

From the moment you step inside, you'll be captivated by the luxurious mocha cabinetry, complemented by quartz countertops and a custom tiled feature wall in the gourmet kitchen, complete with a spacious pantry. The expansive 34 x 10 rear deck, made with low-maintenance dura decking, is bathed in natural light and is perfect for hosting summer barbecues or simply relaxing by the pool. This corner lot offers a unique sense of privacy, This home features a beautifully landscaped yard with a fire pit, ideal for cozy evenings. The large ensuite, hardwood flooring, and custom tile work throughout the home speak to the quality and attention to detail that went into its design. Located near top-rated schools, this property also includes an amazing garage, perfect for the car enthusiast or those needing extra storage. Bonus has a 2 bedroom legal basement suite. This will help you with monthly payments to keep your payments even lower. This home is a true masterpiece that offers both style and functionality in one of the most sought-after neighborhoods. Don't miss the opportunity to make this exceptional property your own! call today for you personal viewing

Built in 2011



## Essential Information

MLS® #	A2217464
Price	\$779,000
Bedrooms	7
Bathrooms	5.00
Full Baths	5
Square Footage	2,815
Acres	0.14
Year Built	2011
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	463 Killdeer Way
Subdivision	Eagle Ridge
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K0R5

## Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Central Vacuum, High Ceilings, Jetted Tub, Pantry, Quartz Counters, Sump Pump(s), Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Gas Range, Microwave, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Suite

**Exterior**

Exterior Features	Balcony, Fire Pit, Private Entrance, Private Yard
Lot Description	Corner Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 3rd, 2025
Days on Market	58
Zoning	R1

**Listing Details**

Listing Office	EXP REALTY
----------------	------------

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.