

# \$560,000 - 112 Killdeer Way, Fort McMurray

MLS® #A2231664

**\$560,000**

4 Bedroom, 4.00 Bathroom, 1,499 sqft

Residential on 0.14 Acres

Eagle Ridge, Fort McMurray, Alberta

Welcome to 112 Killdeer Way: A fully developed home with a separate entry basement, attached heated garage, and move-in ready convenience—all set in a quiet, well-established neighbourhood in the heart of Eagle Ridge. Just a few doors down from the nearest bus stop and within walking distance to schools, trails, and shopping, this is a location that truly offers ease for families, commuters, and anyone looking for everyday convenience in a peaceful setting.

Curb appeal makes a strong first impression with a double exposed aggregate driveway and tidy landscaping leading to the heated double garage. Inside, a spacious tiled entry welcomes you with access to the lower level where you'll find soaring ceilings overhead, a large family room, a spacious bedroom, and a four-piece bathroom—an ideal setup for guests, teens, or long-term family stays.

Upstairs, the bright and open main level features hardwood floors and high ceilings that fill the living space with natural light. The kitchen is both functional and stylish with stainless steel appliances, a corner pantry, and a central island that's perfect for meal prep or casual dining. The dining and living areas flow seamlessly to the backyard where you'll enjoy evening sun, peaceful green space views, and direct access to the walking path through a gated fence. A gas line is in place



for your BBQ, making it the perfect space for summer entertaining.

On the main level youâ€™ll find three bedrooms and two full bathrooms, including a private primary retreat complete with a spacious walk-in closet and an ensuite featuring dual sinks and a deep soaker tub. A tucked-away two-piece powder room with laundry is also conveniently located off the main floor.

Additional highlights include central A/C, a new hot water tank (2023), and immediate possession. With its thoughtful layout, modern features, and unbeatable location, this home checks all the boxes.

Schedule your private tour of 112 Killdeer Way todayâ€”this one is ready and waiting for you.

Built in 2011

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2231664    |
| Price          | \$560,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,499       |
| Acres          | 0.14        |
| Year Built     | 2011        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                  |
|-------------|------------------|
| Address     | 112 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, Garage Faces Front, Heated Garage, Insulated, Parking Pad, Aggregate, Front Drive, Garage Door Opener, Side By Side |
| # of Garages   | 2                                                                                                                                                     |

### Interior

|                   |                                                                                                                                                                                      |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer/Dryer                                                                              |
| Heating           | Forced Air                                                                                                                                                                           |
| Cooling           | Central Air                                                                                                                                                                          |
| Has Basement      | Yes                                                                                                                                                                                  |
| Basement          | Exterior Entry, Finished, Full                                                                                                                                                       |

### Exterior

|                   |                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------|
| Exterior Features | Private Yard                                                                                                 |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Lawn, Views, Greenbelt, Standard Shaped Lot |
| Roof              | Asphalt Shingle                                                                                              |
| Construction      | Vinyl Siding                                                                                                 |
| Foundation        | Poured Concrete                                                                                              |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 18th, 2025 |
| Days on Market | 2               |
| Zoning         | R1              |

### Listing Details

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

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