



**GRASSROOTS**

REALTY GROUP

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**459 Killdeer Way  
Fort McMurray, Alberta**

**MLS # A2306352**



**\$585,000**

<b>Division:</b>	Eagle Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,265 sq.ft.	<b>Age:</b>	2011 (15 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Driveway, Off Street		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Front Yard, Landscaped, See Remarks		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas, Wood	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Central Vacuum, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)

**Inclusions:** n/a

Welcome to this 4-bedroom bi-level in Eagle Ridge, designed for comfortable family living inside and out. The main floor features vaulted ceilings, hardwood flooring, and large windows that fill the home with natural light. The kitchen offers stone countertops, stainless steel appliances, and a raised eating bar, opening nicely to the dining area and living room with a cozy gas fireplace. The fully finished basement is set up as a warm and inviting family space featuring a beautiful wood-burning fireplace with stone surround, plus a custom mudroom-style storage area with built-in seating and hooks perfect for keeping busy households organized. Outside, the large fenced backyard offers plenty of room to enjoy summer with a spacious deck for relaxing or entertaining, garden beds, mature trees, and fenced in space for kids and pets to play. Additional features include air conditioning and a heated garage measuring 23 ft x 23 ft 6 in, offering excellent room for vehicles, storage, and projects. Located directly across from a playground, this home is ideal for families. Eagle Ridge is a sought-after neighbourhood known for its parks, trails, schools, and convenient access to shopping, restaurants, and everyday amenities. If you're looking for a home that combines family-friendly space, a great yard, and a welcoming neighbourhood, this one is worth seeing.