



GRASSROOTS
REALTY GROUP

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**147 Killdeer
Fort McMurray, Alberta**

MLS # A2333879



\$719,900

Division:	Eagle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,122 sq.ft.	Age:	2010 (16 yrs old)
Beds:	5	Baths:	5
Garage:	Aggregate, Double Garage Attached, Driveway, Garage Door Opener, Garage		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Landscaped		

Heating: Fireplace(s), Forced Air, Natural Gas

Floors: Ceramic Tile, Hardwood, Laminate

Roof: Asphalt Shingle

Basement: Full

Exterior: Stone, Vinyl Siding

Foundation: Poured Concrete

Features: Closet Organizers, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Separate Entrance, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R1

Utilities: -

Inclusions: Fridge x2, stove x2, microwave x2, washer and dryer x2, dishwasher, central air conditioner, sump pump, water softener, garage door opener and remote.

Welcome to 147 Killdeer Way, where exceptional space, thoughtful design, and an unbeatable Eagle Ridge location come together to create the perfect family home. Freshly painted throughout all three levels, this beautifully maintained property offers over-the-top versatility with 5 spacious bedrooms, 5 full bathrooms, and the added value of a fully self-contained 1-bedroom legal suite—perfect for generating mortgage-helping income, accommodating extended family, or providing a private space for guests. Unlike many homes with basement suites, this layout has been intelligently designed to ensure the main residence still enjoys its own dedicated basement living space, giving your family room to grow without compromise. The bright, carpet-free interior showcases durable flooring throughout, while the main level offers two separate family living spaces, providing the flexibility every modern family needs for entertaining, relaxing, or creating the perfect children's play area. Stay comfortable year-round with central air conditioning, and enjoy the convenience of a heated attached double garage paired with an exposed aggregate driveway that comfortably accommodates two additional vehicles. Step outside and you'll immediately appreciate one of this home's most impressive features—captivating river valley views that can be enjoyed from multiple vantage points, including the incredible walkout basement where a large concrete patio creates the perfect outdoor retreat for morning coffee, evening gatherings, or simply soaking in the peaceful surroundings. Situated in the heart of Eagle Ridge, one of Fort McMurray's most sought-after family communities, you'll love being just minutes from schools, parks, playgrounds, scenic walking trails, restaurants, grocery stores, fitness facilities, medical services, and every convenience today's busy families depend on. Offering

outstanding functionality, income potential, premium features, and an exceptional location, 147 Killdeer Way is a rare opportunity to own a home that truly checks every box. Come experience the lifestyle you've been waiting for—this is one you won't want to miss. Additional perks: HWT 2022, hot water on demand, epoxy garage floor, 5.1 surround wired in main family room and rec room, security system, and water softener.