



GRASSROOTS
REALTY GROUP

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104 Killdeer Way
Fort McMurray, Alberta

MLS # A2336573



\$615,000

Division:	Eagle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,777 sq.ft.	Age:	2011 (15 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Backs on to Park/Green Space		

Heating:	In Floor, Floor Furnace, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	See Remarks	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Open Floorplan		

Inclusions: fridge x 1, stove x 2, dishwasher, washer/dryer , central vacuum

Fantastic 6 bedroom 3.5 bath upscale home backing on to the greenspace is the perfect home for the savvy buyer. This home features a reverse walk out basement to a fully developed basement that has its own entrance that features a full kitchen, family area 2 bedrooms, laundry and a full bathroom. The second floor features an open concept living space surrounded with hardwood and tile flooring, gas fireplace, kitchen island, stainless steel appliances, seamlessly connecting the living room and dining room together. There is also a full bathroom and bedroom or flex room. The 3rd level features 3 good size bedrooms, full bathroom with the primary suite having its own walk in closet and 5 pc ensuite. There is also the convenience of laundry located near the bedrooms. This is a floor plan checks all the boxes, for the savvy buyer. If you are looking for something to call your own then look no further stop by 104 Killdeer Way and START PACKING! Call today to book your showing. Bonus in floor heating in the basement!