

\$575,000 - 151 Killdeer Way, Fort McMurray

MLS® #A2202523

\$575,000

5 Bedroom, 4.00 Bathroom, 1,671 sqft
Residential on 0.13 Acres

Eagle Ridge, Fort McMurray, Alberta

Driveway and Walkway Just Mud Jacked. New Epoxy Floors in the Garage. Turn Key 5 Beds 4 Baths | 2 BED LEGAL SUITE Welcome to 151 Killdeer Way: This beautifully maintained and thoughtfully designed home offers incredible versatility with a legal walkout basement suite, central A/C, and a professionally cleaned interior and exterior. Fully vacant and move-in ready, it includes furniture as well, making it a turnkey option for first time buyers, investors or large multi generational families.

Offering 5 bedrooms and 4 bathrooms, the main floor features soaring ceilings, a cozy gas fireplace, and large windows that flood the space with natural light. The open-concept kitchen is equipped with stainless steel appliances, granite countertops, a corner pantry, and ample prep space—ideal for both everyday living and entertaining. A main-floor bedroom and full bathroom provide flexibility for guests, aging family members, or a home office.

Upstairs, the spacious primary suite accommodates a king-sized bed and features a walk-in closet and large ensuite with a soaker tub. A second bedroom upstairs also includes its own ensuite, offering comfort and privacy for older children or guests.

The fully developed walkout basement offers a private, legal 2-bedroom suite with a separate entrance, full kitchen, open living area, and 4-piece bathroom. With furniture included, it's ready to start generating rental income



right away. Outdoor living is just as impressive, with an upper deck, a private lower patio for the suite, and a fully fenced yard.

Located in a desirable neighbourhood close to schools, parks, trails, and all major amenities, this home offers both comfort and opportunity.

Whether you're looking for a flexible family home or a smart investment property, 151 Killdeer Way checks all the boxes. Schedule your private tour today.

Built in 2010

Essential Information

MLS® #	A2202523
Price	\$575,000
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	1,671
Acres	0.13
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	151 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, Front Drive, Garage Door Opener, Garage Faces Front, Heated Garage, Parking Pad
# of Garages	2

Interior

Interior Features	Granite Counters, High Ceilings, Jetted Tub, Open Floorplan, Pantry, Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features	Balcony
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	March 18th, 2025
Days on Market	94
Zoning	R1

Listing Details

Listing Office	The Agency North Central Alberta
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