

\$679,900 - 127 Killdeer Place, Fort McMurray

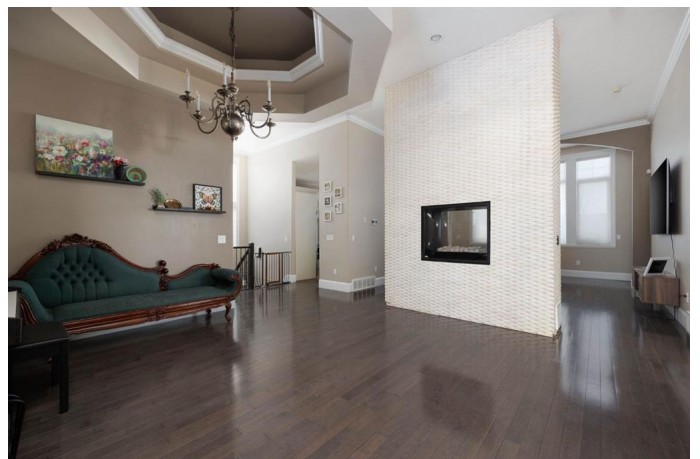
MLS® #A2192769

\$679,900

5 Bedroom, 3.00 Bathroom, 1,962 sqft
Residential on 0.16 Acres

Eagle Ridge, Fort McMurray, Alberta

Welcome to your dream home! This EXECUTIVE STYLE BUNGALOW is the perfect blend of luxury and comfort, situated on a quiet cul-de-sac right next to the breathtaking Birchwood Trails. With over 3700 sqft of living space, this home is the ultimate family retreat. As you step inside, be prepared to be wowed by the unique floor plan that exudes grandeur, with soaring 12 foot ceilings and a stunning 2-way fireplace featuring a floor-to-ceiling rock wall. The main floor is designed to impress with a flex room that doubles as a home office, a 3rd bedroom or a space for your family's imagination to run wild, a formal dining room, a cozy living room, and a spacious eat-in kitchen. The kitchen is a chef's delight, boasting 2-tone cabinetry, quartz countertops, a sil-granite sink, spice drawers, stainless steel appliances, and an eat-up bar. The main floor also features 2 generously sized bedrooms, including a primary suite with a gorgeous ensuite that offers dual sinks, an air jet tub, a tiled shower, and a walk-in closet. The quality craftsmanship is evident throughout the home, with hardi-plank siding, supersized windows, crown mouldings, top-down bottom-up blinds, and classic archways that add a timeless, elegant touch. The basement is an entertainer's paradise, featuring a family games room with a cozy fireplace, large above-ground windows, a wet bar, and a pool table. The basement also offers 3 spacious bedrooms, a full bathroom, a gym room, and plenty of closet space for



storage. The backyard is perfect for hosting summer barbecues or just lounging with a raised deck with low maintenance composite decking and a large ground-level stone patio. The pie-shaped lot offers privacy with tall columnar aspens and a stone fire pit patio in the large side yard. Living next to the Birchwood Trails means you can enjoy year-round outdoor activities like cross country skiing, biking, and hiking. The 21' x 27' attached heated garage features built-in loft storage and direct access to the home through the mudroom. This home is perfect for families, located in a cul-de-sac away from the hustle and bustle of the city, with approximately 40 young kids living within 1 block of the home and less than 1 km walking distance from St. Kateri and Walter Gladys elementary schools. Don't miss your chance to make this executive bungalow your forever home!

Built in 2010

Essential Information

MLS® #	A2192769
Price	\$679,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,962
Acres	0.16
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	127 Killdeer Place
Subdivision	Eagle Ridge

City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 0R2

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, See Remarks, Walk-In Closet(s), Vinyl Windows, Jetted Tub, Sump Pump(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Microwave, Washer, Window Coverings, Bar Fridge, See Remarks, Stove(s)
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior Features	Fire Pit
Lot Description	Landscaped, See Remarks, Irregular Lot
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame, See Remarks
Foundation	Poured Concrete

Additional Information

Date Listed	February 20th, 2025
Days on Market	60
Zoning	R1

Listing Details

Listing Office	RE/MAX Connect
----------------	----------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services

provided by real estate professionals who are members of CREA. Used under license.