

151 Killdeer Way
Fort McMurray, Alberta

MLS # A2202523



\$588,000

Division:	Eagle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,671 sq.ft.	Age:	2010 (15 yrs old)
Beds:	5	Baths:	4
Garage:	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, Jetted Tub, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: Fridge x2, stove x2, dishwasher x2, microwave x2, washer & dryer x2, garage heater.

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.