



## 259 Killdeer Way Fort McMurray Alberta

\$599,900

Welcome to 259 Killdeer Way tucked away in the back section of Killdeer Way away from heavy traffic this home is perfect for families. Step inside and be greeted by a spacious entryway with lofty ceilings that soar to the second level, creating an inviting space for guests. Adjacent to the entry, is a convenient 2PC powder room. The heart of the home is complete with an open concept design, seamlessly merging the living room, dining area, and kitchen. Hardwood floors finish this inviting space. The sleek kitchen is is sure to be a fan favourite with a gas stove, sleek dark cabinetry with horizontal uppers, QUARTZ countertops, and a large island ideal for meal prep and casual dining. A pantry and large window overlooking the backyard add practicality and natural light to the space. Just off the kitchen, find the laundry room/mudroom, providing easy access to the HEATED ATTACHED GARAGE—ideal for wrangling gear and keeping messes at bay. Venture upstairs to discover 3 bedrooms, including a spacious primary retreat featuring a 5-piece ensuite with a JET TUB, walk-in shower, and dual sinks. A large walk-in closet ensures ample storage space for your wardrobe essentials. Completing the second level is a 4PC main bathroom and hallway linen closet. The professionally developed basement adds valuable living space, featuring easy-to-maintain LVP flooring and a versatile family room with future wet bar rough-ins, ideal for movie nights or playtime. An additional bedroom, separate entrance, and luxurious 3-piece bathroom with a luxurious STEAM SHOWER. Step outside to the backyard oasis, with a large deck, while a fire pit invites cozy evenings under the stars. Low-maintenance vinyl fencing on 2 of the 3 fences. Nestled adjacent to the Birchwood Trails, outdoor enthusiasts will love the year-round activities such as cross-country skiing, biking, and hiking, right at your doorst...

4pc Bathroom 8.67 Ft x 5.42 Ft

4pc Bathroom 9.67 Ft x 11.00 Ft

Bedroom 11.33 Ft x 11.00 Ft

Bedroom 11.33 Ft x 12.00 Ft

Primary Bedroom 16.00 Ft x 15.00 Ft

Other 8.67 Ft x 7.42 Ft

Recreational, Games room 16.50 Ft x 22.00 Ft

Furnace 15.00 Ft x 7.50 Ft

2pc Bathroom 7.25 Ft x 8.00 Ft

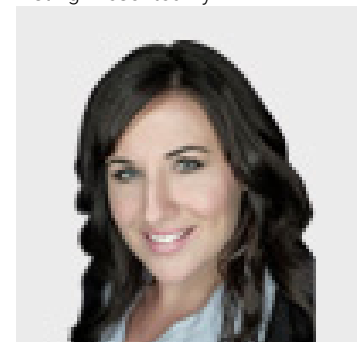
Dining room 11.00 Ft x 14.50 Ft

Foyer 10.33 Ft x 8.58 Ft

Kitchen 13.25 Ft x 14.58 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by the BCNREB.

Listing Presented By:



Originally Listed by:  
RE/MAX FORT MCMURRAY

<http://www.jadenesellshomes.com>

# RE/MAX®

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3pc Bathroom 5.00 Ft x 9.00 Ft

Laundry room 8.67 Ft x 8.00 Ft

Bedroom 9.00 Ft x 13.58 Ft

Living room 12.00 Ft x 14.50 Ft