



192 Killdeer Way Fort McMurray Alberta

\$599,900

Welcome to this +2,475 SQFT 3 storey residence with LEGAL BASEMENT SUITE, situated in the prime area of Eagle Ridge - backing directly onto the greenbelt and located close to great schools, bus stops & amenities in nearby Timberlea! With 5 total bedrooms, 3.5 bathrooms, LAUNDRY on main floor, REC ROOM in suited basement, great DOUBLE ATTACHED GARAGE, 3 outdoor living spaces (front porch, master balcony & great rear deck) AND VARIOUS UPGRADES throughout, this home is a RARE find! As you enter the home, you are welcomed up to the main foyer which boasts soaring ceilings and a spacious closet. Head up to the next level and find the expansive great room with gas fireplace that leads into the elegant kitchen & dining areas. The stunning kitchen offers granite countertops, plenty of light shaker style cabinets, large pantry, undermount sink, glass tile backsplash, window brightening the space & stainless steel appliance package with gas stove + over the range microwave w/fan, french door fridge w/bottom freezer & built-in dishwasher - great for any home chef! Just off the great room, the combined living & dining room is cozy with great windows & patio doors leading to the rear deck - nicely combining indoor/outdoor living space! Finishing off the main floor you have a spacious full bathroom that neatly hides the convenient main floor laundry. Heading upstairs, this home offers a huge primary bedroom with vaulted ceilings, patio doors leading onto private balcony, grande walk-in closet w/custom build-ins and spa inspired 5pc ensuite with jacuzzi soaker tub, dual sink stone vanity, feature lighting, and stand alone shower! 2 good sized bedrooms both with great closet space and shared 4pc bathroom with tub/shower combo are also offered on this level! The basement of this home is exceptional in that it offers a legal suite - the perfect mortgage helper! Equipped with a ful...

2pc Bathroom Measurements not available

Dining room 19.92 Ft x 11.08 Ft

Kitchen 10.92 Ft x 12.08 Ft

Living room 23.17 Ft x 12.50 Ft

3pc Bathroom Measurements not available

5pc Bathroom Measurements not available

Primary Bedroom 14.25 Ft x 13.50 Ft

4pc Bathroom Measurements not available

Bedroom 9.92 Ft x 9.25 Ft

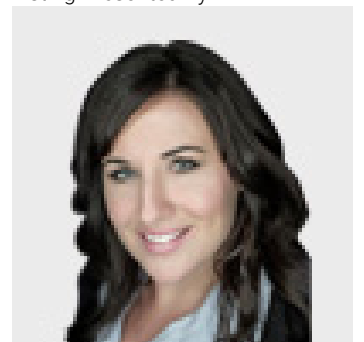
Bedroom 9.67 Ft x 11.42 Ft

Kitchen 12.58 Ft x 11.42 Ft

Recreational, Games room 12.83 Ft x 10.50 Ft

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

Listing Presented By:



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EXP REALTY

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RE/MAX

RE/MAX Fort McMurray

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Bedroom 9.75 Ft x 10.58 Ft
Bedroom 10.00 Ft x 11.67 Ft

Furnace 6.42 Ft x 7.17 Ft
Foyer 9.50 Ft x 6.83 Ft