



195 Killdeer Way Fort McMurray Alberta

\$669,900

Step into a life of comfort and luxury in this beautifully designed home, boasting a prime location with exceptional neighbours and many modern amenities. Nestled behind a full fence, this property features a spacious walkout basement and an upper balcony that offers serene views and abundant natural light. The walkout basement is thoughtfully laid out with an open concept design, featuring a bedroom, a rec room, and a kitchen space ready for you to customize with your choice of appliances. The seamless flow and generous sunlight make this space perfect for entertainment or a private retreat. Ascending to the top floor, you are greeted by an expansive open landing that leads to three well-appointed bedrooms. The master suite is a true sanctuary, featuring a massive walk-in closet and full ensuite bathroom, designed with high ceilings that enhance the sense of space and luxury. Each bedroom offers comfort and style, creating personal havens within this lovely home. The main living area is a marvel of open concept living, distinguished by high ceilings and a hardwood floor that complements the elegant white quartz countertops. The kitchen is a chef's dream with ample counter space, extensive cupboards, and a walk-through pantry that ensures everything you need is within reach. Adjacent to the kitchen, the main floor laundry adds convenience to daily living. Special features include a side entrance to the basement, which can be utilized as a separate suite or a family room. The property is equipped with a new hot water tank and is plumbed for in-floor heating, offering both efficiency and comfort. The double garage, is heated and wired, providing a perfect workspace or storage solution. Imagine yourself relaxing on the balcony after a long day, enjoying the peace of your surroundings, or hosting gatherings in the spacious interiors that feel both welcoming and luxurio...

4pc Bathroom 5.00 Ft x 8.42 Ft

4pc Bathroom 6.58 Ft x 11.83 Ft

Bedroom 10.25 Ft x 14.08 Ft

Bedroom 13.92 Ft x 14.08 Ft

Primary Bedroom 15.00 Ft x 15.08 Ft

Other 6.58 Ft x 9.25 Ft

Hall 10.42 Ft x 13.58 Ft

Recreational, Games room 12.58 Ft x 13.83 Ft

Furnace 5.67 Ft x 14.00 Ft

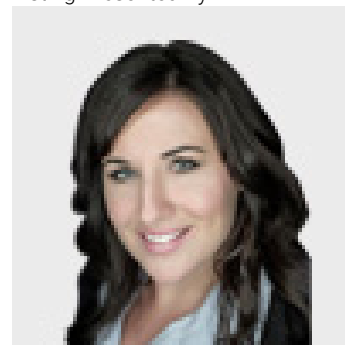
2pc Bathroom 5.50 Ft x 4.42 Ft

Dining room 13.17 Ft x 9.92 Ft

Foyer 16.00 Ft x 11.83 Ft

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

Listing Presented By:



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SELLER DIRECT NORTHERN
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RE/MAX®

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4pc Bathroom 13.75 Ft x 7.17 Ft

Kitchen 10.25 Ft x 14.08 Ft

Bedroom 13.83 Ft x 7.67 Ft

Kitchen 13.08 Ft x 11.83 Ft

Laundry room 12.75 Ft x 7.92 Ft

Living room 15.92 Ft x 19.83 Ft