



247 Killdeer Way Fort McMurray Alberta

\$649,999

Welcome to this meticulously maintained two-storey home with an attached heated double-car garage with epoxy floors, an aggregate parking pad, and enhanced curb appeal with installed kwik kerb. The main level invites you with an open concept design, connecting the living room, kitchen, and dining area. The modern kitchen boasts granite countertops, stainless steel appliances, and a convenient wine chiller/mini bar. Engineered hardwood and ceramic flooring enhance the main level's charm. Adjacent to the kitchen, discover a convenient half bathroom, a well-placed laundry room, easy access to the garage and to the deck/backyard. Ascending to the second level, abundant natural light bathes the space. A versatile bonus room, currently repurposed as a gym, awaits your personal touch. Through double doors, awaits the primary bedroom with a sizeable walk-in closet, a vibrant feature wall and a 5 piece ensuite with a double sink granite vanity, standalone shower, and corner jet tub. The second bedroom on the second floor is bright and offers a double door closet, while the third bedroom is currently used for a home office, also featuring a closet and large windows over looking the front of the home. Descending to the basement, discover a thoughtfully designed 1 bedroom legal suite that is fully equipped with a full kitchen package as featured on the main with quartz counters, a cozy dining area, and convenient laundry. The living space offers a generously sized bedroom and full bath with in-floor heating. If you prefer the basement to be part of the main dwelling and not a legal suite, look no further. This home offers a quick and effective means to seamlessly connect the main dwelling to the basement for larger families. Outside, the patio and large backyard with manicured landscaping, offers endless possibilities for creating your outdoor oasis. Positioned conveniently, ...

4pc Bathroom 10.92 Ft x 5.33 Ft

Bedroom 11.33 Ft x 11.42 Ft

Bedroom 11.33 Ft x 10.58 Ft

Other 5.08 Ft x 11.58 Ft

5pc Bathroom 10.92 Ft x 5.33 Ft

Bonus Room 15.00 Ft x 13.42 Ft

3pc Bathroom 9.92 Ft x 5.00 Ft

Kitchen 11.17 Ft x 11.25 Ft

Furnace 9.25 Ft x 10.17 Ft

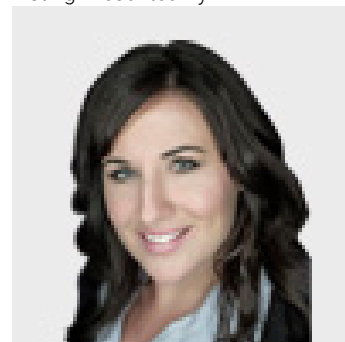
2pc Bathroom 5.00 Ft x 5.08 Ft

Kitchen 11.83 Ft x 12.00 Ft

Living room 17.17 Ft x 16.92 Ft

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Listing Presented By:



Originally Listed by:
COLDWELL BANKER UNITED

RE/MAX

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Primary Bedroom 12.42 Ft x 16.00 Ft

Dining room 12.92 Ft x 9.17 Ft

Bedroom 14.42 Ft x 10.92 Ft

Laundry room 7.00 Ft x 9.25 Ft

Living room/Dining room 16.67 Ft x 13.25 Ft