



## 415 Killdeer Way Fort McMurray Alberta

\$649,900

TRIPLE CAR GARAGE | OVER 3000sf. LIVING SPACE | EXQUISITE FINISHES | FULLY DEVELOPED BASEMENT.

Welcome to your dream home in Eagle Ridge! This stunning bilevel offers an exceptional living experience with all the features you've been searching for. Situated on a spacious lot, this property boasts a HEATED TRIPLE CAR GARAGE and PARKING GALORE, making it perfect for car enthusiasts and those who love their space.

You'll be impressed by the expansive 29' wide by 32' deep driveway, ensuring ample room for parking and easy maneuvering. But that's just the beginning! The main level of this home is equally impressive, featuring three

well-appointed bedrooms, two full bathrooms both with GRANITE counters, and a dedicated laundry room. The

main level also includes a cozy fireplace in the living room, a deck for outdoor enjoyment, CENTRAL AIR CONDITIONING, beautiful HARDWOOD FLOORS, and central vacuum for added convenience. Throughout the

home, you'll find GRANITE COUNTERTOPS, high end cabinetry, showcasing the contemporary interior

finishings that set this property apart and creating a sense of spaciousness and luxury. The primary bedroom

is an absolute retreat, offering an OVERSIZED SPACE, a WALK-IN-CLOSET with built-in organizers, and an

ENSUITE BATHROOM that will leave you speechless. This ensuite is adorned with DUAL SINKS, granite

countertops, and a relaxing jetted tub, providing the perfect place to unwind after a long day. The basement of

this home is a fully developed haven, complete with a SEPERATE SIDE ENTRY for added convenience. Here,

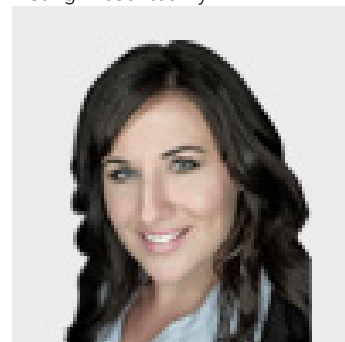
you'll discover two generously sized bedrooms, a full bathroom, and a spacious living room with a kitchenette -

perfect for entertaining or accommodating guests. Additionally, the basement includes its own dedicated

laundry room for added convenience. Nestled close to Birchwood Trails, perfect for outdoor activities like

walking, bikin...

Listing Presented By:



Originally Listed by:  
COLDWELL BANKER UNITED

<http://theloregroup.com>

**RE/MAX**

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4pc Bathroom 10.75 Ft x 5.50 Ft

Bedroom 14.42 Ft x 11.08 Ft

Family room 13.92 Ft x 11.00 Ft

Kitchen 13.92 Ft x 12.25 Ft

Laundry room 7.17 Ft x 5.17 Ft

Bedroom 15.08 Ft x 10.00 Ft

Bedroom 15.00 Ft x 10.75 Ft

Dining room 13.08 Ft x 9.58 Ft

Kitchen 10.17 Ft x 15.08 Ft

Laundry room 7.42 Ft x 6.83 Ft

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

**Furnace** 12.17 Ft x 10.42 Ft  
**Bedroom** 14.42 Ft x 11.92 Ft  
**4pc Bathroom** 11.42 Ft x 5.42 Ft  
**5pc Bathroom** 9.00 Ft x 12.08 Ft

**Living room** 17.00 Ft x 14.42 Ft  
**Primary Bedroom** 12.67 Ft x 16.58 Ft  
**Other** 9.00 Ft x 6.08 Ft