

**108 Killdeer Way**  
**Fort McMurray, Alberta**

**MLS # A2215658**



**\$530,000**

<b>Division:</b>	Eagle Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,514 sq.ft.	<b>Age:</b>	2011 (14 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, No Neighbours Behind		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Double Vanity, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	GARAGE HEATER		

Open House: Saturday, May 3rd | 12:00 PM &ndash; 2:00 PM. Welcome to 108 Killdeer Way: where comfort, functionality, and location come together in a home that's been freshly painted (2025), professionally cleaned, and is ready for immediate possession. Just three houses down from the nearest bus stop, this home is perfect for families and commuters alike&mdash;offering easy access to schools, trails and local shopping and amenities and everyday conveniences in the quiet, well-established neighbourhood of Eagle Ridge. Curb appeal is strong with exposed aggregate and a double driveway leading to the attached, heated double garage. Step inside to a large tiled entryway that leads you up into to a spacious and bright main level with hardwood floors and an open-concept layout. The kitchen features an island, pantry, light coloured counters to contrast the rich dark cupboards, and stainless steel appliances&mdash;including a new stove (2023). The living and dining areas are filled with natural light, and the flow to the backyard is seamless&mdash;where you'll find a fully fenced yard that backs onto green space. There's a gate to the walking path, evening sun that fills the backyard, and a gas line ready for your BBQ setup. Upstairs, the home offers three bedrooms and two full bathrooms. The primary retreat features a walk-in closet and a private ensuite with dual sinks and a soaker tub&mdash;creating a quiet space to unwind at the end of the day. A convenient two-piece bathroom with laundry is located off the main living room, with the laundry room tucked away inside. The basement is unfinished and ready for your personal touch, whether you're dreaming of a rec room, home gym, rental suite or extra storage. With central A/C already installed, a thoughtful layout, and no waiting for possession, this beautiful home

checks all the boxes for comfortable living in a great location. Schedule your showing today&mdash;this one is move-in ready and waiting for you.