

# \$530,000 - 108 Killdeer Way, Fort McMurray

MLS® #A2215658

## \$530,000

3 Bedroom, 3.00 Bathroom, 1,514 sqft

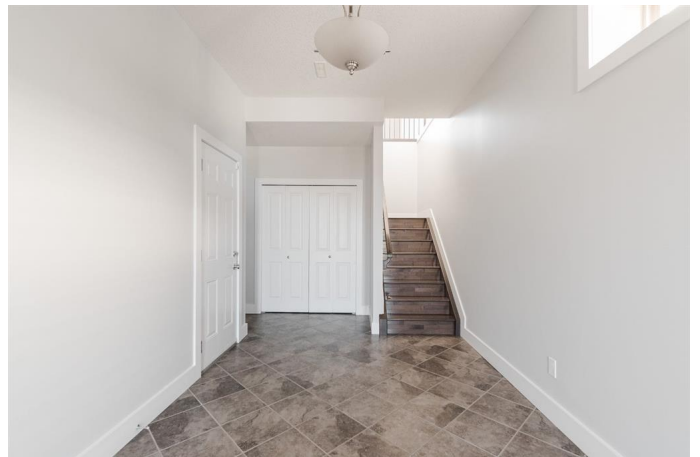
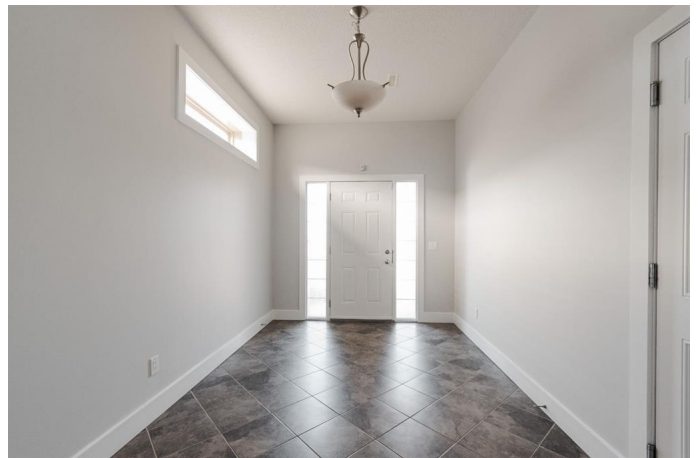
Residential on 0.15 Acres

Eagle Ridge, Fort McMurray, Alberta

Open House: Saturday, May 3rd | 12:00 PM  
â€“ 2:00 PM. Welcome to 108 Killdeer Way:  
where comfort, functionality, and location  
come together in a home thatâ€™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 alikeâ€“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  
appliancesâ€“including a new stove (2023).  
The living and dining areas are filled with  
natural light, and the flow to the backyard is  
seamlessâ€“where you'll find a fully fenced  
yard that backs onto green space. Thereâ€™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 tubâ€“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 todayâ€”this one is move-in ready and waiting for you.

Built in 2011

### Essential Information

MLS® #	A2215658
Price	\$530,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,514
Acres	0.15
Year Built	2011
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	108 Killdeer Way
Subdivision	Eagle Ridge
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 0P8

### Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front, Heated Garage, Parking Pad, Front Drive, Side By Side
# of Garages	2

## Interior

Interior Features	Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s), Laminate Counters
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Exterior Entry, Full, Unfinished

## Exterior

Exterior Features	None
Lot Description	Back Yard, Backs on to Park/Green Space, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	May 1st, 2025
Zoning	R1

## Listing Details

Listing Office	The Agency North Central Alberta
----------------	----------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.