

\$734,900 - 340 Killdeer Way, Fort McMurray

MLS® #A2263386

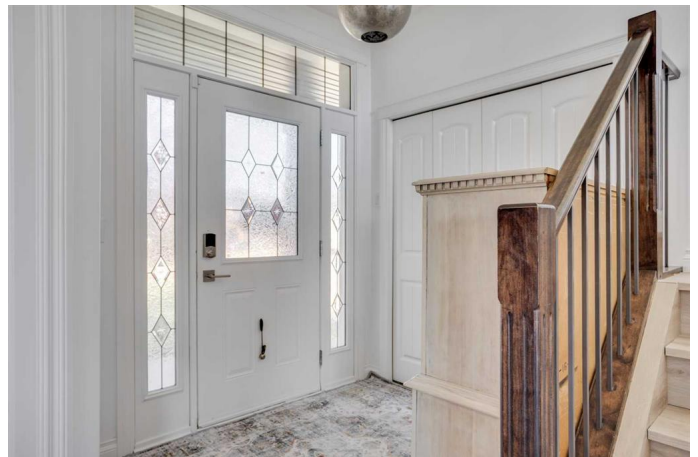
\$734,900

4 Bedroom, 4.00 Bathroom, 2,088 sqft

Residential on 0.09 Acres

Eagle Ridge, Fort McMurray, Alberta

EXECUTIVE HOME! BACKING ONTO GREEN SPACE! 1-BEDROOM LEGAL SUITE! OVER 2,000 SQFT! Welcome to 340 Killdeer Way, a beautifully designed executive-style home offering nearly 2,100 sq. ft. of above-grade living space—plus a fully developed basement. The main level features soaring cathedral ceilings and expansive floor-to-ceiling windows that flood the home with natural light. The open-concept layout has been upgraded with brand new flooring and includes a main floor office, a 2-piece powder room, main-floor laundry, and a convenient walk-through pantry leading into the massive kitchen. The kitchen is equipped with a large island, stainless steel appliances, and ample cabinet and countertop space—perfect for both everyday use and entertaining. The adjacent living room is anchored by a cozy gas fireplace and offers stunning views of the Lynx Trails behind the home. Step out onto the balcony to enjoy peaceful mornings overlooking the lush green space. Upstairs, you™ll find three generously sized bedrooms, including a luxurious primary suite featuring a spacious walk-in closet and a 5-piece ensuite complete with a jetted tub. A large main bathroom serves the additional two bedrooms. The fully legal 1-bedroom basement suite offers incredible flexibility. Its open-concept layout makes it ideal as a mortgage helper or the perfect space for extended family and entertaining. The suite features a modern kitchen, an oversized



bedroom, a full bathroom, and stylish finishes throughout. The basement also includes a cozy lounge area with custom ceiling work, a feature wall with rich wood accents, and a beautifully finished fireplace—creating a warm, inviting atmosphere. Last but not least this home comes with a DOUBLE ATTACHED HEATED GARAGE and driveway parking. Located just minutes from The Commons at Eagle Ridge and both catholic and public options for elementary schools, and backing directly onto one of Fort McMurray’s most cherished trail systems, this home combines luxury, nature, and functionality. Don’t miss your opportunity to own this exceptional property—call now to book your personal showing!

Built in 2012

Essential Information

MLS® #	A2263386
Price	\$734,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,088
Acres	0.09
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	340 Killdeer Way
Subdivision	Eagle Ridge
City	Fort McMurray
County	Wood Buffalo

Province	Alberta
Postal Code	T9K 0R3

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway, Heated Garage, See Remarks
# of Garages	2

Interior

Interior Features	Granite Counters, Kitchen Island, No Smoking Home, Pantry, Separate Entrance, Sump Pump(s), Walk-In Closet(s), Jetted Tub
Appliances	Dishwasher, Microwave, Refrigerator, See Remarks, Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Exterior Entry, Suite, Walk-Out

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Yard, Greenbelt, Landscaped, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 9th, 2025
Days on Market	10
Zoning	R1

Listing Details

Listing Office	ROYAL LEPAGE BENCHMARK
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.