

# \$455,000 - 247 Loutit Road, Fort McMurray

MLS® #A2238597

**\$455,000**

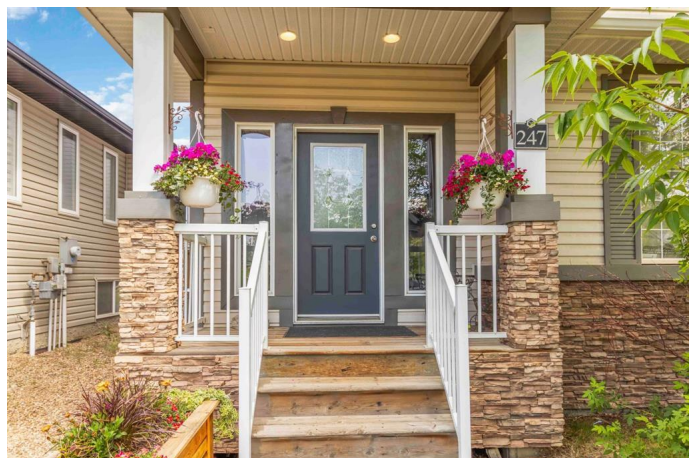
5 Bedroom, 4.00 Bathroom, 1,846 sqft  
Residential on 0.10 Acres

Eagle Ridge, Fort McMurray, Alberta

Introducing 247 Loutit Road: A spacious 2-STOREY SINGLE FAMILY HOME in Eagle Ridge offering NEARLY 1,900 sq ft on the main and upper level. Step inside to a SPACIOUS front living room with a stunning 2-WAY GAS FIREPLACE and BUILT-IN SHELVING, flowing into a large kitchen with loads of cabinetry, STAINLESS STEEL APPLIANCES, a CORNER PANTRY, and a GENEROUS ISLAND with EAT-UP BREAKFAST BAR. The formal dining area overlooks your PRIVATE BACKYARD and shares the cozy fireplace, all set on rich dark walnut flooring.

The main floor also features a 2-pc powder room and a handy mudroom with a big coat & boot closet. Upstairs you'll find a BONUS ROOM perfect for a kids' playroom, office, or gym. The large primary bedroom comes with a WALK-IN CLOSET and ENSUITE with tiled floors and a stand-up shower. This level also offers an UPPER LAUNDRY ROOM, TWO more great-sized bedrooms, and a full 4-pc bathroom.

The FULLY DEVELOPED BASEMENT with a SEPARATE ENTRANCE is a fantastic MORTGAGE HELPER, complete with a KITCHENETTE, REC ROOM, LAUNDRY, two bedrooms, a full bathroom, and NEW flooring in a cool grey tone. Outside, enjoy a FULLY FENCED yard with a LARGE DECK, front walkways, and PARKING FOR MULTIPLE



VEHICLES. All of this in a PRIME LOCATION just MINUTES from TWO elementary schools, bus stop, ponds, Eagle Ridge Commons, parks, trails, and more. Call now!

Built in 2008

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2238597    |
| Price          | \$455,000   |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,846       |
| Acres          | 0.10        |
| Year Built     | 2008        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 247 Loutit Road |
| Subdivision | Eagle Ridge     |
| City        | Fort McMurray   |
| County      | Wood Buffalo    |
| Province    | Alberta         |
| Postal Code | T9K 0L6         |

### Amenities

|                |                                              |
|----------------|----------------------------------------------|
| Parking Spaces | 3                                            |
| Parking        | Driveway, Off Street, Parking Pad, On Street |

### Interior

|                   |                                                                                                                                        |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Features, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer                                                                            |
| Heating           | Forced Air                                                                                                                             |

|                 |                                                                              |
|-----------------|------------------------------------------------------------------------------|
| Cooling         | None                                                                         |
| Fireplace       | Yes                                                                          |
| # of Fireplaces | 1                                                                            |
| Fireplaces      | Gas, Living Room, Mantle, Dining Room, Double Sided, Great Room, See Through |
| Has Basement    | Yes                                                                          |
| Basement        | Exterior Entry, Finished, Full, Suite                                        |

## Exterior

|                   |                                                                 |
|-------------------|-----------------------------------------------------------------|
| Exterior Features | Private Entrance, Private Yard, Storage                         |
| Lot Description   | Back Yard, Front Yard, Lawn, Low Maintenance Landscape, Private |
| Roof              | Asphalt Shingle                                                 |
| Construction      | Vinyl Siding                                                    |
| Foundation        | Poured Concrete                                                 |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 9th, 2025 |
| Days on Market | 60             |
| Zoning         | R1S            |

## Listing Details

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

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