$589,999 - 240 Loutit Road, Fort McMurray

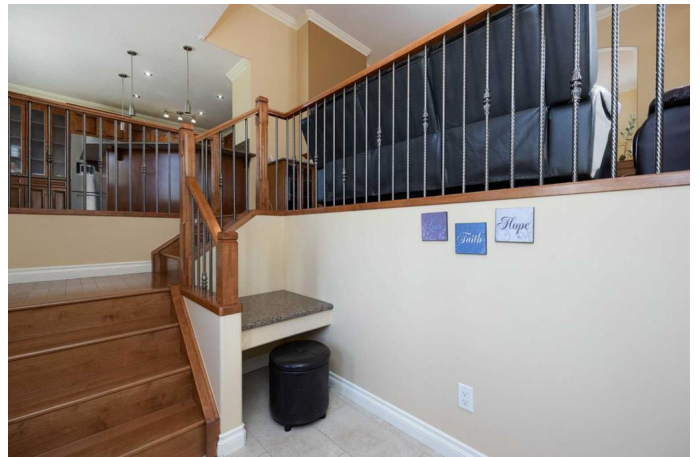MLS® #A2225977

$589,999

6 Bedroom, 3.00 Bathroom, 1,774 sqft
Residential on 0.12 Acres

Eagle Ridge, Fort McMurray, Alberta

CALLING ALL SAVVY Buyers! LEGAL SUITE! Cash flow your mortgage with the built in mortgage helper! This beautiful modified bi-level is the PERFECT family home for the savvy buyer! The basement has been cleverly developed with 9 foot ceilings, 3 bedrooms, 2 are in the legal suite and one is outside, which gives extra expansion for the growing family! Upstairs there are 3 more bedrooms and 2 full bathrooms, with the primary bedroom being on its own floor having access to a beautiful private ensuite bath and walk in closet along with direct access to enjoy your morning coffee on your very own private deck! The main floor is amazing with a spacious entrance way leading to a big great room with gas fireplace and soaring 12.5 foot ceilings , dining and beautiful kitchen with peninsula island, walk in pantry and garburator in the kitchen sink. Tons of windows (triple pane) let in lots of natural light. Surrounded with recessed lighting, crown moldings, maple cabinetry, maple hardwood flooring and gleaming tile flooring gives that touch of luxury. The rear attached heated garage is the perfect size for 2 vehicles with more parking on the concrete driveway. Included is central A/C, Central Vacuum with kick sweeps and attachments. Bonus', jetted tubs in Primary and Main bathroom, Triple Pane Windows, MDF shelving in all closets, on demand hot water tank with extra laundry hookups for basement suite, heated Double Car garage with concrete driveway for lots of parking and balcony deck

off the primary suite,   Nestled near shopping, schools, bus route, landmark theatre, Tim Hortons and all amenities, this home is one you don't want to miss out! Call now to view. This one is too nice to last!

Built in 2009

Essential Information

MLS® #	A2225977
Price	$589,999
Bedrooms	6
Bathrooms	3.00
Full Baths	3
Square Footage	1,774
Acres	0.12
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

Community Information

Address	240 Loutit Road
Subdivision	Eagle Ridge
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 0L4

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway, Garage Door Opener, Heated Garage, Garage Faces Rear
# of Garages	2

Interior

Interior Features	Built-in Features, Central Vacuum, Crown Molding, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Animal

Home, No Smoking Home, Open Floorplan, Separate Entrance

Appliances	See Remarks
Heating	Fireplace(s), Natural Gas, Floor Furnace
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Great Room, Mantle
Has Basement	Yes
Basement	Exterior Entry, Full, Suite, Walk-Up To Grade

Exterior

Exterior Features	Private Entrance
Lot Description	See Remarks
Roof	Asphalt Shingle
Construction	See Remarks
Foundation	Poured Concrete

Additional Information

Date Listed	May 29th, 2025
Days on Market	11
Zoning	R1

Listing Details

Listing Office	RE/MAX Connect