

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

MLS® #A2238597

**\$455,000**

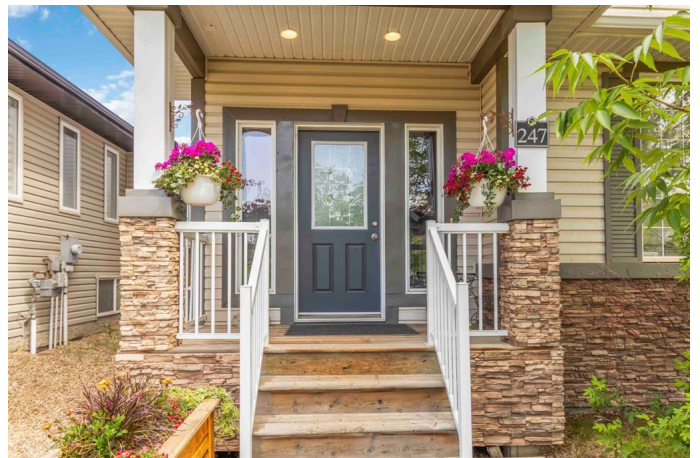
5 Bedroom, 4.00 Bathroom, 1,846 sqft  
Residential on 0.10 Acres

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 youâ€™ll find a BONUS ROOM perfect for a kidsâ€™ 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	70
Zoning	R1S

## Listing Details

Listing Office	ROYAL LEPAGE BENCHMARK
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