

\$920,000 - 413 Loutit Road, Fort McMurray

MLS® #A2243761

\$920,000

4 Bedroom, 5.00 Bathroom, 1,878 sqft

Residential on 0.22 Acres

Eagle Ridge, Fort McMurray, Alberta

Welcome Home

- Impressive, luxurious, and move-in ready! Welcome to 413 Loutit Road – a stunning 4 bed, 4.5 bath executive home on a spacious corner lot in prestigious Eagle Ridge. Enjoy serene forest views, elegant curb appeal, and a massive heated triple garage with epoxy floors (2022). From the grand foyer and 10'™ ceilings to custom finishes throughout, this home exudes sophistication and comfort.

Stylish & Functional Living

- The main level features a gourmet kitchen with granite counters, upgraded appliances, large island, and bright dining nook with access to the rear deck. You'll also find a cozy living room, a guest bedroom with private ensuite, laundry/mudroom, and a luxurious primary suite complete with walk-in closet, deep soaker tub, and in-floor heating. The fully finished basement boasts 9'™ ceilings, a large family room with wet bar, theatre/media room, and two more bedrooms – each with their own full bathrooms.

Upgrades & Extras

- This home is packed with premium features: in-slab heating (basement & garage), individual room heating zones, triple-pane windows, steam humidifier, deluxe water system with softener & recirculation pump, hot water boiler (Feb 2025), furnace (Oct 2021), basement flooring upgraded with vinyl tile and high-end carpet (Oct 2023), new basement



dishwasher (2023), and front steps finished with epoxy (July 2023). Don't miss the handcrafted gazebos, built from Firesmart greenbelt wood post-2016 wildfire—an exclusive touch to your outdoor oasis.

Don't miss your chance to own this one-of-a-kind luxury home in an unbeatable location.
Call today to book your private tour of 413 Loutit Road!

Built in 2010

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2243761 |
| Price | \$920,000 |
| Bedrooms | 4 |
| Bathrooms | 5.00 |
| Full Baths | 4 |
| Half Baths | 1 |
| Square Footage | 1,878 |
| Acres | 0.22 |
| Year Built | 2010 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 413 Loutit Road |
| Subdivision | Eagle Ridge |
| City | Fort McMurray |
| County | Wood Buffalo |
| Province | Alberta |
| Postal Code | T9K 0P1 |

Amenities

| | |
|-----------|--|
| Utilities | Cable Available, Electricity Connected, Natural Gas Available, Garbage Collection, Water Available |
|-----------|--|

| | |
|----------------|---|
| Parking Spaces | 6 |
| Parking | Double Garage Attached, Off Street, Parking Pad, Single Garage Attached |
| # of Garages | 3 |

Interior

| | |
|-------------------|---|
| Interior Features | Granite Counters, High Ceilings, Kitchen Island, Soaking Tub, Walk-In Closet(s) |
| Appliances | Central Air Conditioner, Dishwasher, Microwave, Stove(s), Washer/Dryer, Built-In Refrigerator |
| Heating | In Floor |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 2 |
| Fireplaces | Basement, Gas, Living Room |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|--|
| Exterior Features | BBQ gas line, Playground, Private Yard, Storage |
| Lot Description | Back Yard, Corner Lot, Front Yard, Fruit Trees/Shrub(s), Street Lighting |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | August 1st, 2025 |
| Days on Market | 1 |
| Zoning | R1 |

Listing Details

| | |
|----------------|-------------------|
| Listing Office | People 1st Realty |
|----------------|-------------------|

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