\$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

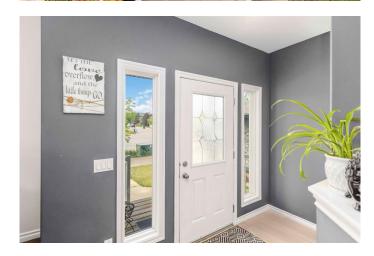
Introducing 247 Loutit Road: A spacious 2-STOREY SINGLE FAMILY HOME in Eagle Ridge offering NEARLY 1,900 sq ft on the main and upper level. Step inside to a SPACIOUS front living room with a stunning 2-WAY GAS FIREPLACE and BUILT-IN SHELVING, flowing into a large kitchen with loads of cabinetry, STAINLESS 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'II 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 63

Zoning R1S

Listing Details

Listing Office ROYAL LEPAGE BENCHMARK

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