

\$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 0S3

Amenities

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

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

Interior

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

Exterior

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

Additional Information

Date Listed	August 1st, 2025
Days on Market	70
Zoning	R1

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.