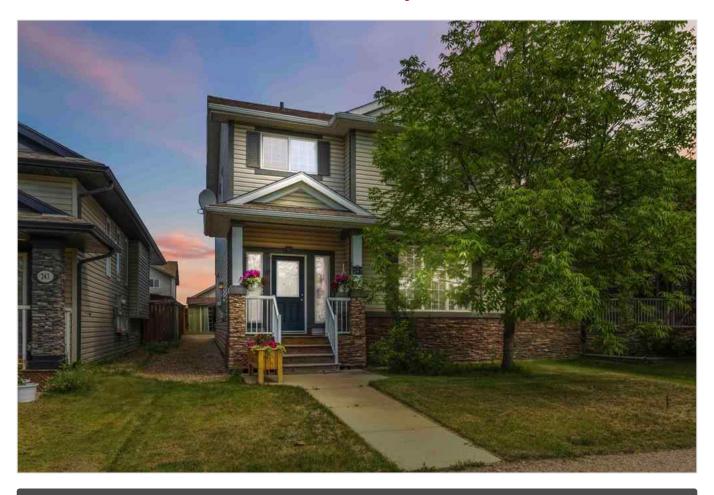# 247 Loutit Road , Fort McMurray, Alberta - $455,000

Main Photo

Property Description

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'll 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.

Photos
Coming
Soon

P:

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!

REALTOR Referral

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Photos
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