



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

405 Loutit Road
Fort McMurray, Alberta

MLS # A2234176



\$535,000

Division:	Eagle Ridge		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,730 sq.ft.	Age:	2009 (16 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Parking Pad		
Lot Size:	0.12 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Concrete	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: second fridge in bsmt second stove and second washer dryer in bsmt

Welcome to 405 Loutit Road! As you pull onto the oversized driveway in front of the double garage, you'll immediately notice the impressive curb appeal. Upon entering, you'll be greeted by a grand high ceiling that allows for an abundance of natural light. The living room features hardwood flooring and a gas fireplace, creating a functional and timeless space. The dining area is spacious enough to seat a large table for eight, with garden doors that lead out to a newly refinished deck. The kitchen is beautifully appointed with gleaming granite counters, ample counter space, and a breakfast bar perfect for quick meals or casual conversations. It also boasts a corner pantry, high-end gas stove, and stainless steel appliances. The main floor includes two generously sized bedrooms separated by a full 4-piece bathroom, along with a convenient guest powder room. Upstairs, the primary bedroom suite is a true retreat, offering a massive space with a walk-in closet and a luxurious 5-piece ensuite complete with a jetted tub—perfect for unwinding at the end of the day. The lower level features a spacious 1000+ sq ft legal suite, including additional bedrooms, another full bathroom, a complete kitchen, a generous living room, a dining area, and even more storage. Add to this the location, walking distance to schools shopping and all of the great amenities that Eagle Ridge has to offer. You won't want to miss out on this one.