



GRASSROOTS
REALTY GROUP

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413 Loutit Road
Fort McMurray, Alberta

MLS # A2243761



\$920,000

Division:	Eagle Ridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,878 sq.ft.	Age:	2010 (15 yrs old)
Beds:	4	Baths:	4 full / 1 half
Garage:	Double Garage Attached, Off Street, Parking Pad, Single Garage Attached		
Lot Size:	0.22 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Fruit Trees/Shrub(s), Street Lighting		

Heating:	In Floor	Water:	Public
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	Cable, Electricity Connected, Natural Gas, Garbage C
Features:	Granite Counters, High Ceilings, Kitchen Island, Soaking Tub, Walk-In Closet(s)		

Inclusions: TV WALL MOUNTS, GARDEN SHED, (2) Built-In-Refrigerator, Central Air Conditioner, (2) Dishwasher, (2) Microwaves, (2) Stoves, (2) Washer & Dryer, Garage remote, Water Softener, Central Vacuum

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!