



GRASSROOTS
REALTY GROUP

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**207 Loutit Road
Fort McMurray, Alberta**

MLS # A2274333



\$549,000

Division:	Eagle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,766 sq.ft.	Age:	2008 (18 yrs old)
Beds:	5	Baths:	4
Garage:	Double Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Central, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cedar, Stone, Vinyl Siding	Zoning:	R1S
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Pantry, Separate Entrance, Walk-In Closet(s)		

Inclusions: Window coverings as is, Refrigerator x 2, Dryer x 2, Washer x 2, Microwave x 2, Electric Stove

Discover the perfect blend of comfort, income potential, and unbeatable location! This exceptional property features a fully finished, 2-bedroom illegal suite with its own private entrance—ideal for extended family, rental income, or an incredible guest space. Complete with a full bathroom, kitchenette, in-suite laundry, and a cozy gas fireplace, this suite is a true asset that adds immediate value. Imagine coming home to stunning pond views and endless walking trails just across the street. Relax on the front porch and soak in the open scenery and warm evening sun—an everyday luxury. Inside, the main floor offers a bright, open-concept design that’s perfect for entertaining. Enjoy stainless steel appliances, a large eat-up island with a double sink, and a welcoming living room featuring the home’s second gas fireplace. Step into the backyard to enjoy a BBQ on deck or some open space for kids to play around and a double heated garage with an additional parking space—perfect for RV owners or extra vehicles. Upstairs, the spacious primary bedroom impresses with a private ensuite and walk-in closet. Two additional bedrooms share a generous Jack & Jill 4-piece bathroom, and the convenience of upper-level laundry makes everyday living easier. This home delivers outstanding functionality, comfort, and curb appeal. A must-see opportunity—properties like this don’t come on the market often. Seller to provide title insurance.