



**407, 104 Loutit Road  
Fort McMurray, Alberta**

**MLS # A2294747**



**\$284,900**

<b>Division:</b>	Timberlea		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	Townhouse		
<b>Size:</b>	1,540 sq.ft.	<b>Age:</b>	2016 (10 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Single Garage Detached		
<b>Lot Size:</b>	0.00 Acre		
<b>Lot Feat:</b>	Corner Lot, Landscaped, Standard Shaped Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 596
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Open Floorplan, Separate Entrance		

**Inclusions:** Refrigerator, Stove, Dishwasher, OTR Microwave, Washer, Dryer, A/C, and All Window Coverings.

Welcome to 104 Loutit Road Unit 407 in the sought-after Lakewood Townhomes—an exceptional corner unit offering space, style, and versatility in the heart of Timberlea. This beautifully designed home features 2 bedrooms, 2.5 bathrooms, and a functional layout that appeals to both homeowners and investors alike. Coming up from the foyer, you’re welcomed by a bright, open concept main floor with durable vinyl flooring throughout. The spacious living room is filled with natural light from a charming bay window and anchored by a cozy gas fireplace, making it perfect for entertaining. The adjoining dining area offers lovely views and direct access to the balcony, creating a seamless indoor-outdoor flow. The kitchen is both stylish and practical, with ample counter space and crisp white cabinetry complemented well by elegant black stainless steel appliances. The double-oven stove and 4-door fridge are such a great plus for those who love to cook and host. A convenient 2-piece powder room completes this level. Upstairs, you’ll find two generously sized bedrooms, each featuring its own private 4-piece ensuite, which is a rare and highly desirable feature for comfort and privacy. A dedicated upper-level laundry area adds to the home’s functionality. The fully developed basement with a separate entrance provides even more flexibility, offering a spacious recreation room and an additional area perfect for a home office, gym, or playroom, making the whole space ideal for modern living or potential for added financial flexibility. Additional highlights include central air conditioning, a single attached garage, and driveway parking. Located close to parks, playgrounds, schools, shopping, and walking trails, this property offers convenience, comfort, and strong investment potential in one of Fort McMurray’s most desirable communities. Whether

you're looking for your next home or a smart investment, 104 Loutit Road Unit 407 is a rare opportunity you won't want to miss. Check out the photos, floor plans and 3D tour, and call today to book your personal viewing.