



**610, 105 Loutit Road
Fort McMurray, Alberta**

MLS # A2303088



\$289,900

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|------------------|--|---------------|-------------------|
| Division: | Timberlea | | |
| Type: | Residential/Four Plex | | |
| Style: | 3 (or more) Storey | | |
| Size: | 1,635 sq.ft. | Age: | 2004 (22 yrs old) |
| Beds: | 3 | Baths: | 3 full / 1 half |
| Garage: | Concrete Driveway, Garage Faces Front, Parking Pad, Single Garage Attached | | |
| Lot Size: | - | | |
| Lot Feat: | Back Yard | | |

| | | | |
|--------------------|--|-------------------|--------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Laminate, Linoleum | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 480 |
| Basement: | Full | LLD: | - |
| Exterior: | Vinyl Siding | Zoning: | R3 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Built-in Features, Central Vacuum, Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s) | | |

Inclusions: NA

CORNER UNIT | 3 BEDROOMS | 3.5 BATHROOMS | ATTACHED GARAGE | Welcome to 610 – 105 Loutit Road in the highly desirable Nelson Ridge community, offering over 1,600 sq ft of total living space and a functional layout perfect for families or investors. This bright corner unit stands out with extra windows that fill the home with natural light and enhance the spacious feel throughout. The main floor features an open-concept design centered around a cozy gas fireplace, creating a warm and inviting living space. The kitchen is both stylish and practical, showcasing stainless steel appliances, ample cabinetry, and plenty of counter space, seamlessly connecting to the dining area. Upstairs, you'll find two generously sized bedrooms, each with its own private ensuite, offering ultimate comfort and privacy. The primary suite features a walk-in closet and a relaxing jacuzzi jetted tub — perfect for unwinding at the end of the day. Convenient upper-level laundry adds to the home's functionality, with the washer replaced in 2023. The fully developed basement provides additional versatility with a third bedroom, full bathroom, and space that can be used as a family room, guest suite, or home office. With its layout, this level offers excellent potential for added flexibility. Additional upgrades include a hot water tank replaced in 2023, ensuring peace of mind for years to come. The attached garage provides secure parking and extra storage. Located in Timberlea, you're just minutes from schools, parks, shopping, transit, and all amenities, making this an ideal place to call home. Whether you're looking for your next home or a smart investment, this is your chance. Reach out today to book your showing.