

# \$535,000 - 405 Loutit Road, Fort McMurray

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MLS® #A2234176

**\$535,000**

5 Bedroom, 4.00 Bathroom, 1,730 sqft

Residential on 0.12 Acres

Eagle Ridge, Fort McMurray, Alberta

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 tubâ€”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.

Built in 2009

### **Essential Information**

MLS® #	A2234176
Price	\$535,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,730
Acres	0.12
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

### **Community Information**

Address	405 Loutit Road
Subdivision	Eagle Ridge
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 0S3

### **Amenities**

Parking Spaces	5
Parking	Double Garage Attached, Parking Pad
# of Garages	2

### **Interior**

Interior Features	Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Bar Fridge, Dishwasher, Electric Stove, Gas Stove, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

## Exterior

Exterior Features	Balcony
Lot Description	Landscaped
Roof	Asphalt Shingle
Construction	Concrete
Foundation	Poured Concrete

## Additional Information

Date Listed	June 24th, 2025
Days on Market	10
Zoning	R1

## Listing Details

Listing Office	COLDWELL BANKER UNITED
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