



THE
A-TEAM

**RE/MAX
FIRST**

219 LOUIT Road, Fort McMurray T9K 0L6

MLS®#: **A2076451**

Area: **Eagle Ridge**

Listing Date: **09/04/23**

List Price: **\$469,000**

Status: **Pending**

County: **Wood Buffalo**

Change: **-\$31k, 29-Mar**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

2009

Lot Information

Finished Floor Area

Lot Sz Ar:

4,154 sqft

Lot Shape:

Abv Sqft:

1,694

Low Sqft:

Ttl Sqft:

1,694

DOM

256

Layout

Beds:

4 (3 1)

Baths:

3.5 (3 1)

Style:

2 Storey

Parking

Ttl Park:

3

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Back Lane,Back Yard,Front Yard,Low Maintenance Landscape

Alley Access,Double Garage Detached,Driveway,Garage Door Opener,Garage Faces Rear,Off Street,Parking Pad,RV Access/Parking

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Storage**

Construction:

Concrete,Mixed,Vinyl Siding,Wood Frame

Flooring:

Carpet,Hardwood

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Central Air Conditioner,Dishwasher,Double Oven,Electric Stove,Freezer,Garage Control(s),Instant Hot Water,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings

Int Feat:

Built-in Features,Ceiling Fan(s),Closet Organizers,Granite Counters,High Ceilings,Pantry,Sump Pump(s),Walk-In Closet(s)

Utilities:

Room Information

Room

Living Room

Breakfast Nook

Kitchen

Bedroom

3pc Ensuite bath

Bedroom

Level

Main

Main

Main

Second

Second

Basement

Dimensions

21`2" x 15`8"

11`9" x 8`10"

12`11" x 9`10"

12`1" x 11`11"

13`10" x 11`11"

17`6" x 11`5"

Room

2pc Bathroom

Dining Room

Bedroom

4pc Bathroom

Family Room

4pc Bathroom

Level

Main

Main

Second

Second

Basement

Basement

Dimensions

4`11" x 5`5"

12`9" x 11`1"

11`3" x 9`3"

9`5" x 4`10"

23`9" x 19`11"

5`10" x 8`1"

Bedroom - Primary	Second	13`10" x 11`11"	Legal/Tax/Financial
Title: Fee Simple		Zoning: R1S	
Legal Desc:	0725263		Remarks
Pub Rmks:	This IMMACULATE, stunning home will make a big impression the moment you walk in. The living room is welcoming and comfortable with cathedral ceilings, hardwood floors and tall windows letting in plenty of natural light. The kitchen has an abundance of cabinets, granite counter tops and a large breakfast area adjacent to a spacious dining room, all with 9 foot ceilings. French doors off the kitchen step out onto a large deck which is equipped with natural gas hook ups for your barbecue and room for both a dining area and lounging area. Upstairs is the primary bedroom which has a large walk-in closet and private 3-piece bathroom. Also upstairs are two additional bedrooms, a bathroom and a Juliet balcony overlooking the living room. The basement is fully finished with a spacious family room and a fourth bedroom with its own private bathroom. There is central air conditioning along with an On Demand, tankless hot water system which means you'll never run out of hot water and it'll save you on your hot water bills! This location is perfect for walking with a park directly across the street along with miles of walking/biking trails and is also great for date nights with Landmark Cinemas and several restaurants just a 5 minute walk away! The bus stops are just down the street and there are excellent elementary schools within walking distance too. The backyard is fully fenced with access from the front yard and a double-gate access from the back so you can store additional vehicles or toys in the multi-purpose, maintenance free backyard. The garage is 22x22 and is fully finished with an additional concrete parking pad adjacent to it for a third vehicle. This well kept home is move in ready so book a viewing today!		
Inclusions:	Fridge, stove/double oven, OTR microwave, dishwasher, lighting, blinds, ceiling fan, central AC, Hot Water on Demand, water sediment filter, sump pump, washer, dryer, laundry sink, garage door opener and remote.		
Property Listed By:	COLDWELL BANKER UNITED		

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (780) 804-4800









