



THE
A-TEAM

**RE/MAX
FIRST**

252 LOUITT Road, Fort McMurray T9K 0L4

MLS®#: **A2123170**

Area: **Eagle Ridge**

Listing Date: **04/15/24**

List Price: **\$549,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$9k, 25-Apr**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Fort McMurray**
Year Built: **2009**
Lot Information
Lot Sz Ar: **5,542 sqft**
Lot Shape: **0.00X0.00**

Finished Floor Area

Abv Sqft: **1,707**
Low Sqft:
Ttl Sqft: **1,707**

DOM

32
Layout
Beds: **5 (3 2)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **5**
Garage Sz: **3**

Access:

Lot Feat: **Back Lane,Back Yard,Corner Lot,Landscaped,Standard Shaped Lot**
Park Feat: **Garage Door Opener,Garage Faces Rear,Gravel Driveway,Heated Garage,Insulated,Oversized,RV Access/Parking,Stall,Triples Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer: **Sewer**
Ext Feat: **Barbecue,Private Entrance,Private Yard**

Construction: **Concrete,Shingle Siding,Vinyl Siding**
Flooring: **Carpet,Ceramic Tile,Hardwood,Laminate**
Water Source: **Public**
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Gas Stove,Microwave,Refrigerator,Stove(s),Washer**
Int Feat: **Kitchen Island,Open Floorplan,Pantry,See Remarks,Separate Entrance,Soaking Tub,Sump Pump(s),Vinyl Windows,Walk-In Closet(s)**
Utilities: **Electricity Available,Garbage Collection,None**

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Laundry	Main	7`0" x 5`8"	Living Room	Main	13`2" x 18`10"
Dining Room	Main	11`10" x 13`7"	Kitchen	Main	11`8" x 11`5"
Bedroom - Primary	Upper	13`3" x 14`6"	2pc Bathroom	Main	7`0" x 4`10"
Bedroom	Upper	10`9" x 10`3"	4pc Bathroom	Upper	5`5" x 8`10"
Bedroom	Upper	13`6" x 10`5"	4pc Ensuite bath	Upper	8`3" x 10`3"
Kitchen	Basement	13`1" x 6`11"	Bedroom	Basement	10`8" x 11`10"

Living Room 4pc Bathroom	Basement Basement	7`1" x 9`6" 5`6" x 7`0"	Bedroom Legal/Tax/Financial	Basement	10`10" x 11`1"
<hr/>					
Title: Fee Simple		Zoning: R1			
Legal Desc:		0725263		Remarks	
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Pub Rmks:		Competitive and Perfectly Priced to Sell! Nestled in the heart of Desirable Eagle Ridge, This Sophisticated Single-Family House offers a perfect blend of luxury and practicality. Boasting a 2-bedroom Legal Suite and a 25X27 Triple Garage with RV parking, this home is an ideal investment opportunity or multi-generational living space. The main floor welcomes you with an open concept layout, featuring a spacious living room with fresh paint and a cozy gas fireplace, a dining room, and a modern kitchen. The kitchen is equipped with stainless steel appliances, including a gas stove, and a large island, making it perfect for cooking and entertaining. Upstairs, the spacious master bedroom boasts a full ensuite and a walk-in closet. Across the hall are two additional bedrooms and a Jack and Jill full bath. The basement offers a convenient 2-bedroom legal suite with its own laundry and separate entrance. Outside, you'll find a generous-sized yard on a corner lot and an oversized triple car garage with 10' ceilings, providing ample space for storage and vehicles. This home is conveniently located near schools, bus stops, The Commons, and the New Land Mark Theater, offering easy access to all amenities. With its unique features, including the corner lot and prime location, this property is a rare find in Eagle Ridge. Don't miss out on this exceptional opportunity - schedule a viewing today!			
Inclusions:		2 Fridges, 2 stoves, 2 Microwaves, Dishwasher, washer, dryer, Stackable washer/dryer.			
Property Listed By:		RE/MAX FORT MCMURRAY			

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







