



THE
A-TEAM

**RE/MAX
FIRST**

179 LOUTIT Road, Fort McMurray T9K 0L6

MLS®#: **A2124212**

Area: **Eagle Ridge**

Listing Date: **04/23/24**

List Price: **\$529,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Fort McMurray**
Year Built: **2008**
Lot Information
Lot Sz Ar: **3,972 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,850**
Low Sqft:
Ttl Sqft: **1,850**

DOM

25
Layout
Beds: **5 (3 2)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **3**
Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

Back Yard
Double Garage Detached,Heated Garage,Insulated

Utilities and Features

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

Construction:
Vinyl Siding
Flooring:
Laminate,See Remarks,Tile
Water Source:
Fnd/Bsmt:
Poured Concrete

Kitchen Appl: **Garage Control(s),Gas Cooktop,Gas Range,Microwave,Refrigerator,See Remarks,Stove(s),Washer/Dryer,Washer/Dryer Stacked,Water Softener,Window Coverings**
Int Feat: **Bookcases,Breakfast Bar,Built-in Features,Kitchen Island,No Animal Home,No Smoking Home,Pantry,Separate Entrance,Sump Pump(s),Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	5`4" x 6`9"
4pc Bathroom	Upper	8`6" x 5`0"
Bedroom	Upper	12`5" x 10`1"
4pc Bathroom	Basement	
Bedroom	Basement	10`0" x 8`0"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
3pc Ensuite bath	Upper	8`4" x 7`0"
Bedroom	Upper	12`2" x 9`11"
Bedroom - Primary	Upper	16`4" x 12`9"
Bedroom	Basement	8`3" x 8`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R1S

0725263

Remarks

Pub Rmks:

STUNNING POND VIEWS, FRESH PAINT, BONUS ROOM, SEPARATE ENTRANCE, 5 BEDROOMS AND 4 BATHS. Sellers said they fell in love with this home's location with the gorgeous pond views and quick access to site and transit bus stops. This spacious home is ready for **IMMEDIATE OCCUPANCY** and is turnkey and move-in ready after just being **PROFESSIONALLY PAINTED AND CLEANED**. Step inside this fresh, bright home offering almost 1900 sq ft on the main and upper level. The large main level offers a bright front living room with views of the pond, and a 2-way gas fireplace with built-in shelving. The main level continues with a large kitchen featuring a load of cabinets, corner pantry, large island, GAS stove, updated appliances in 2023 and an eat-up breakfast bar. The large formal dining room overlooks your private yard and features the other side of the 2-way gas fireplace. This level has been upgraded with gorgeous luxury laminate floors (which look like engineered hardwood). The main floor has a 2-pc powder room and a back mud room with a large coat and boot closet. The upper level of this spacious home is an upper-level **BONUS ROOM** perfect space for those who want a playroom for their kids, or an office/ exercise room. This newly painted level features a Large Primary bedroom with great views of pond and valley, a walk-in closet and full ensuite with tiled floors and stand-up shower. This level continues with upper laundry room, 2nd and 3rd great-sized bedrooms and a full 4 pc bathroom. The fully developed basement with separate entrance Can be used as your personal space, or as a mortgage helper as it features a kitchenette, family room, in suite laundry, and 2 bedrooms and a full bathroom. This 5-bedroom 4-bathroom home offers a functional and flexible floor plan. The exterior of the home features a fully fenced and landscaped yard, with a large rear deck, front walkways, upgraded landscaping on the front of home, and a **DETACHED DOUBLE HEATED GARAGE**. This home is in a prime location, only a few minutes' walk to 2 elementary schools, Eagle Ridge Commons shopping plaza, parks, trails and more. Call today to schedule your private viewing.

Inclusions:
Property Listed By:

2x Fridges, gas stove, dishwasher, 2 washers, 2 dryers, blinds, garage heater, curtain sheers in living room
COLDWELL BANKER UNITED

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













