



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**175 LOUITT Road, Fort McMurray T9K 0L6**

MLS® #: **A2178789**      Area: **Eagle Ridge**      Listing Date: **11/12/24**      List Price: **\$499,000**  
 Status: **Active**      County: **Wood Buffalo**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Fort McMurray**      Finished Floor Area  
 Year Built: **2008**      Abv Sqft: **1,629**  
 Lot Information      Low Sqft:  
 Lot Sz Ar: **3,972 sqft**      Ttl Sqft: **1,629**  
 Lot Shape:

DOM

**39**  
Layout  
 Beds: **5 (3 2 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Creek/River/Stream/Pond,Landscaped**  
 Park Feat: **Double Garage Detached**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Microwave,Microwave Hood Fan,Refrigerator,Stove(s),Washer,Washer/Dryer**  
 Int Feat: **Granite Counters,Jetted Tub,Kitchen Island,Pantry,Separate Entrance,Soaking Tub,Sump Pump(s),Vinyl Windows,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`6" x 5`2"	Dining Room	Main	10`1" x 6`1"
Living Room	Main	14`3" x 15`1"	Kitchen	Main	7`6" x 13`1"
Office	Main	10`1" x 11`0"	4pc Bathroom	Upper	8`9" x 5`1"
5pc Ensuite bath	Upper	9`2" x 12`10"	Bedroom	Upper	10`2" x 10`11"
Bedroom	Upper	10`2" x 13`2"	Bedroom - Primary	Upper	14`2" x 11`9"
4pc Bathroom	Basement	5`0" x 7`9"	Bedroom	Basement	12`7" x 16`0"
Bedroom	Basement	10`9" x 8`0"	Game Room	Basement	13`3" x 12`1"

Furnace/Utility Room

Basement

7' 5" x 9' 9"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

0725263

Zoning:

R1S

Remarks

Pub Rmks:

**STUNNING POND VIEWS | SEPARATE ENTRANCE | 5 BEDROOMS | 4 BATHS | MAIN FLOOR OFFICE** Fall in love with this home's incredible location, offering breathtaking pond views and easy access to transit bus stops and site routes. Spacious and turnkey, this home is truly move-in ready! Step inside to a bright, inviting interior. The large main level features a sunny front living room with pond views and a cozy gas fireplace, along with a spacious office—ideal for working from home. The expansive kitchen includes ample cabinetry, granite countertops, a corner pantry, a large island, stainless steel appliances, and a breakfast bar. Adjacent to the kitchen, the dining area overlooks the private, fully fenced yard. The main floor has been upgraded with beautiful hardwood flooring and includes a 2-piece powder room and a spacious coat and boot closet. Upstairs, the primary bedroom offers gorgeous pond and valley views, a walk-in closet, and a full ensuite with tiled floors and a stand-up shower. This level also includes a convenient upper laundry room, along with two additional generously sized bedrooms and a 4-piece bathroom. The fully developed basement, complete with a separate entrance, offers flexibility as additional personal space or as a mortgage helper. It includes a kitchenette, family room, in-suite laundry, two bedrooms, and a full bathroom. With 5 bedrooms and 4 bathrooms, this home has a versatile and functional layout to suit any lifestyle. Outside, enjoy a fully fenced and landscaped yard with a large rear deck, front walkways, upgraded front landscaping, and a detached double garage. Situated in a prime location, this home is just a short walk to two elementary schools, Eagle Ridge Commons shopping plaza, parks, trails, and more. Call today to schedule your private viewing and experience everything this exceptional property has to offer!

Inclusions:

Property Listed By:

2 Fridges, Stove, Dishwasher, 2 microwaves, 2 washers, 2 Dryers  
RE/MAX FORT MCMURRAY

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









