



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**248 LOUITT Road, Fort McMurray T9K 0L4**

MLS®#: **A2192567**

Area: **Timberlea**

Listing Date: **02/04/25**

List Price: **\$589,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Fort McMurray**  
Year Built: **2009**

Finished Floor Area  
Abv Sqft: **1,577**  
Low Sqft:  
Ttl Sqft: **1,577**

DOM

**1**  
Layout  
Beds: **5 (3 2 )**  
Baths: **3.0 (3 0)**  
Style: **2 Storey**

Lot Information

Lot Sz Ar: **5,019 sqft**  
Lot Shape:

Parking

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

Access:

Lot Feat: **Back Lane,Fruit Trees/Shrub(s),Few Trees,Front Yard,Lawn,Private**  
Park Feat: **Double Garage Detached,Garage Door Opener,Garage Faces Rear,Heated Garage,Off Street,On Street,Outside**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Fire Pit,Garden,Private Entrance,Private Yard**

Construction: **Concrete,Vinyl Siding**  
Flooring: **Vinyl Plank**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Gas Stove,Microwave,Refrigerator,Washer/Dryer**  
Int Feat: **Closet Organizers,Double Vanity,French Door,High Ceilings,Jetted Tub,Kitchen Island,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Separate Entrance,Storage,Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
Laundry	Main	5`2" x 10`7"
Kitchen	Main	13`11" x 12`7"
Living Room	Main	15`0" x 12`10"
Bedroom	Second	10`3" x 9`10"
4pc Bathroom	Second	4`10" x 8`4"
Walk-In Closet	Second	5`0" x 8`4"

Room	Level	Dimensions
Foyer	Main	10`10" x 11`10"
Bonus Room	Main	11`6" x 8`11"
Dining Room	Main	9`11" x 6`3"
Bedroom	Second	10`3" x 10`3"
5pc Ensuite bath	Second	9`7" x 8`4"
Bedroom - Primary	Second	11`8" x 13`10"

Furnace/Utility Room  
4pc Bathroom  
Bedroom

Basement  
Basement  
Basement

11`8" x 5`7"  
5`0" x 8`11"  
11`7" x 9`10"

Living Room  
Bedroom

Basement  
Basement

17`6" x 15`11"  
11`7" x 9`3"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R1**

**0725263**

Remarks

Pub Rmks:

**OPEN HOUSE: FEBRUARY 9, 2025 2-4 PM! Introducing 248 Loutit Road, located in EAGLE RIDGE on a sprawling 5,100 sqft lot! Get ready to be IMPRESSED because this home has been lovingly UPDATED, boasting beautiful CURB APPEAL that sets the tone for a stylish home. Come and experience the warmth of this stunning home featuring beautiful WIDE-PLANK PROVENZA FLOORING in a soothing NATURAL WHITE OAK HUE. Turn left and you'll find a BONUS ROOM with FRENCH DOORS that can serve as an office, gym or kids' playroom. The main floor boasts an OPEN FLOOR PLAN featuring a BRIGHT living room with a GAS FIREPLACE surrounded by a stunning VENEER STONE WALL and topped with a crisp white mantel. The WHITE KITCHEN is equipped with a HUGE ISLAND with an UNDER MOUNT SINK, QUARTZ countertops, STAINLESS STEEL appliances, GAS STOVE, and ample cabinetry. The dining room is situated in front of LARGE WINDOWS, offering a lovely view of the backyard. You'll also find a convenient HALF BATH and LAUNDRY ROOM on this floor, complete with a PANTRY or space for cleaning supplies. Upstairs, you'll find HIGH CEILINGS, a FULL BATHROOM, TWO LARGE bedrooms, and a SPACIOUS PRIMARY suite with an ENSUITE FULL bathroom, JETTED TUB, DOUBLE VANITY, and WALK-IN CLOSET. The FULLY FINISHED BASEMENT boasts a SEPARATE ENTRY, 9-FOOT ceilings, and immense RENTAL INCOME potential. It features a LARGE living room/rec room, KITCHEN, TWO LARGE bedrooms, LAUNDRY AREA, and full bathroom. Outside, enjoy the private, TWO-TIERED DECK with built-in lighting and GAS FIREPLACE, surrounded by a FULLY FENCED yard. The 24x22 HEATED garage features EPOXY flooring and an 80-amp breaker. Recent updates include a NEW roof (2022), NEW Provenza LVP flooring (2024), NEW Navien tankless water on demand (2020), and kitchen renovations (2023). The sellers shared what they love most about the property, including its PRIME LOCATION just SECONDS away from the BUS STOP and to the CINEMA and other eateries. They also appreciate being MINUTES AWAY from TWO SCHOOLS and enjoying AMPLE PRIVACY in the backyard. The home's charming FRONT PORCH is the perfect spot to relax and unwind, while its proximity to PONDS and BOREAL TRAILS is another bonus, as is the ABUNDANCE of natural light throughout. ADDITIONAL FEATURES include beautiful PERENNIAL GARDEN, TWO stunning ornamental CHERRY TREES at the front entrance, and TWO CRABAPPLE TREES in the backyard that produce delicious fruit. The home also boasts PRACTICAL EXTRAS like IN-FLOOR HEATING in the basement, CENTRALIZED air conditioning, a WATER SOFTENER system, NO CARPET throughout, and hot water ON DEMAND. Don't miss this incredible opportunity to own a BESPOKE LUXURY residence in Eagle Ridge! Contact us to schedule a viewing today!**

Inclusions:

**MAIN: FRIDGE, STOVE, DISHWASHER, MICROWAVE, WASHER, DRYER, ALL WINDOWS COVERINGS, GARAGE DOOR OPENER 1 REMOTE, GAZEBO, WALL SHELVINGS**

Property Listed By:

**BASEMENT: STOVE, MICROWAVE, FRIDGE, WASHER, DRYER  
ROYAL LEPAGE BENCHMARK**

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











