



THE
A-TEAM

**RE/MAX
FIRST**

240 LOUITT Road, Fort McMurray T9K 0L4

MLS® #: **A225977**

Area: **Eagle Ridge**

Listing Date: **05/29/25**

List Price: **\$589,999**

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

Finished Floor Area

Abv Sqft: **1,774**
Low Sqft:
Ttl Sqft: **1,774**

DOM

3

Layout

Beds: **6 (3 3)**
Baths: **3.0 (3 0)**
Style: **1 and Half Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

See Remarks

Double Garage Attached,Driveway,Garage Door Opener,Garage Faces Rear,Heated Garage

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Fireplace(s),Floor Furnace,Natural Gas**
Sewer:
Ext Feat: **Private Entrance**

Construction: **See Remarks**
Flooring: **Carpet,Hardwood,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **See Remarks**
Int Feat: **Built-in Features,Central Vacuum,Crown Molding,Double Vanity,Granite Counters,High Ceilings,Jetted Tub,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Separate Entrance**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Bathroom	Main	0`0" x 0`0"
4pc Bathroom	Basement	0`0" x 0`0"
Bedroom	Main	12`2" x 10`1"
Great Room	Main	20`4" x 23`3"
Bedroom	Basement	14`11" x 11`4"
Bedroom	Basement	11`11" x 9`8"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Ensuite bath	Second	0`0" x 0`0"
Bedroom	Main	11`10" x 10`0"
Bedroom - Primary	Main	12`9" x 16`1"
Eat in Kitchen	Main	13`8" x 11`4"
Family Room	Basement	8`1" x 14`1"
Bedroom	Basement	10`0" x 12`2"

Eat in Kitchen	Basement	8`5" x 9`7"	Walk-In Closet	Second	8`0" x 5`6"			
Legal/Tax/Financial								
Title:		Zoning:						
Fee Simple		R1	Remarks					
Legal Desc:	0725263							
Pub Rmks:		CALLING ALL SAVVY Buyers! LEGAL SUITE! Cash flow your mortgage with the built in mortgage helper! This beautiful modified bi-level is the PERFECT family home for the savvy buyer! The basement has been cleverly developed with 9 foot ceilings, 3 bedrooms, 2 are in the legal suite and one is outside, which gives extra expansion for the growing family! Upstairs there are 3 more bedrooms and 2 full bathrooms, with the primary bedroom being on its own floor having access to a beautiful private ensuite bath and walk in closet along with direct access to enjoy your morning coffee on your very own private deck! The main floor is amazing with a spacious entrance way leading to a big great room with gas fireplace and soaring 12.5 foot ceilings , dining and beautiful kitchen with peninsula island. Tons of windows let in lots of natural light. Surrounded with recessed lighting, crown moldings, maple hardwood flooring and gleaming tile flooring gives that touch of luxury. The rear attached heated garage is the perfect size for 2 vehicles with more parking on the concrete driveway. Included is central A/C, Central Vacuum with attachments, water sensor in the kitchen and bathrooms. Nestled near shopping, schools, bus route, landmark theatre, Tim Hortons and all amenities, this home is one you don't want to miss out! Call now to view						
Inclusions:		FRIDGE X 2, DISHWASHER X 1, WASHER/DRYER X 1, MICROWAVE X 2, ALL WINDOW BLINDS, CENTRAL A/C, CENTRAL VACUUM, WATER SENSORS FOR BATHROOMS / KITCHEN, GARAGE HEATER, GARAGE DOOR OPENER						
Property Listed By:		RE/MAX Connect						

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









