



THE
A-TEAM

**RE/MAX
FIRST**

405 LOUTIT Road, Fort McMurray T9K 0S3

MLS®#: **A2234176**

Area: **Eagle Ridge**

Listing Date: **06/24/25**

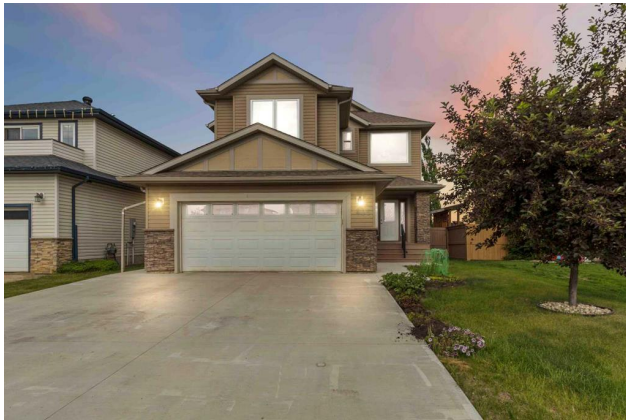
List Price: **\$535,000**

Status: **Pending**

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:

5,029 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

1,730

Low Sqft:

Ttl Sqft:

1,730

DOM

23

Layout

Beds:

5 (3 2)

Baths:

3.5 (3 1)

Style:

1 and Half Storey

Parking

Ttl Park:

5

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Landscaped

Double Garage Attached,Parking Pad

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Balcony**

Construction:

Concrete

Flooring:

Carpet,Ceramic Tile,Hardwood

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Bar Fridge,Dishwasher,Electric Stove,Gas Stove,Refrigerator,Washer/Dryer

Int Feat:

Vaulted Ceiling(s),Walk-In Closet(s)

Utilities:

Room Information

Room

Level

Dimensions

Room

Level

Dimensions

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

0826363

Zoning:

R1

Remarks

Pub Rmks:

Welcome to 405 Loutit Road! As you pull onto the oversized driveway in front of the double garage, you'll immediately notice the impressive curb appeal. Upon

entering, you'll be greeted by a grand high ceiling that allows for an abundance of natural light. The living room features hardwood flooring and a gas fireplace, creating a functional and timeless space. The dining area is spacious enough to seat a large table for eight, with garden doors that lead out to a newly refinished deck. The kitchen is beautifully appointed with gleaming granite counters, ample counter space, and a breakfast bar perfect for quick meals or casual conversations. It also boasts a corner pantry, high-end gas stove, and stainless steel appliances. The main floor includes two generously sized bedrooms separated by a full 4-piece bathroom, along with a convenient guest powder room. Upstairs, the primary bedroom suite is a true retreat, offering a massive space with a walk-in closet and a luxurious 5-piece ensuite complete with a jetted tub—perfect for unwinding at the end of the day. The lower level features a spacious 1000+ sq ft legal suite, including additional bedrooms, another full bathroom, a complete kitchen, a generous living room, a dining area, and even more storage. Add to this the location, walking distance to schools shopping and all of the great amenities that Eagle Ridge has to offer. You won't want to miss out on this one.

Inclusions:
Property Listed By:

COLDWELL BANKER UNITED

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

