

# \$455,000 - 247 Loutit Road, Fort McMurray

MLS® #A2238597

**\$455,000**

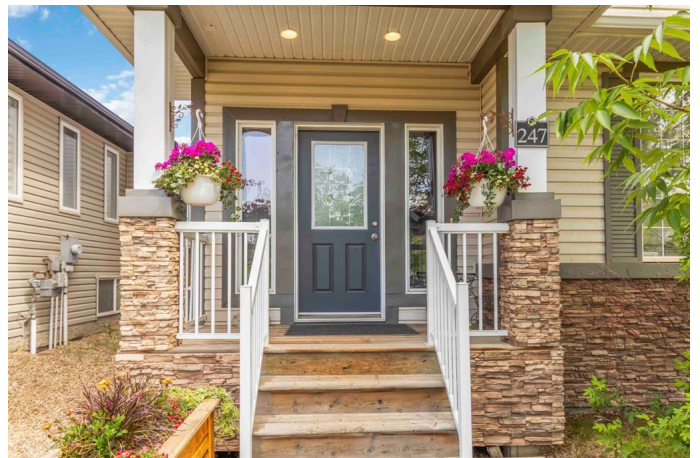
5 Bedroom, 4.00 Bathroom, 1,846 sqft  
Residential on 0.10 Acres

Eagle Ridge, Fort McMurray, Alberta

Introducing 247 Loutit Road: A spacious 2-STOREY SINGLE FAMILY HOME in Eagle Ridge offering NEARLY 1,900 sq ft on the main and upper level. Step inside to a SPACIOUS front living room with a stunning 2-WAY GAS FIREPLACE and BUILT-IN SHELVING, flowing into a large kitchen with loads of cabinetry, STAINLESS STEEL APPLIANCES, a CORNER PANTRY, and a GENEROUS ISLAND with EAT-UP BREAKFAST BAR. The formal dining area overlooks your PRIVATE BACKYARD and shares the cozy fireplace, all set on rich dark walnut flooring.

The main floor also features a 2-pc powder room and a handy mudroom with a big coat & boot closet. Upstairs youâ€™ll find a BONUS ROOM perfect for a kidsâ€™ playroom, office, or gym. The large primary bedroom comes with a WALK-IN CLOSET and ENSUITE with tiled floors and a stand-up shower. This level also offers an UPPER LAUNDRY ROOM, TWO more great-sized bedrooms, and a full 4-pc bathroom.

The FULLY DEVELOPED BASEMENT with a SEPARATE ENTRANCE is a fantastic MORTGAGE HELPER, complete with a KITCHENETTE, REC ROOM, LAUNDRY, two bedrooms, a full bathroom, and NEW flooring in a cool grey tone. Outside, enjoy a FULLY FENCED yard with a LARGE DECK, front walkways, and PARKING FOR MULTIPLE



VEHICLES. All of this in a PRIME LOCATION just MINUTES from TWO elementary schools, bus stop, ponds, Eagle Ridge Commons, parks, trails, and more. Call now!

Built in 2008

### Essential Information

MLS® #	A2238597
Price	\$455,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,846
Acres	0.10
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	247 Loutit Road
Subdivision	Eagle Ridge
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 0L6

### Amenities

Parking Spaces	3
Parking	Driveway, Off Street, Parking Pad, On Street

### Interior

Interior Features	Breakfast Bar, Built-in Features, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air

Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Dining Room, Double Sided, Great Room, See Through
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

## Exterior

Exterior Features	Private Entrance, Private Yard, Storage
Lot Description	Back Yard, Front Yard, Lawn, Low Maintenance Landscape, Private
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	July 9th, 2025
Days on Market	48
Zoning	R1S

## Listing Details

Listing Office	ROYAL LEPAGE BENCHMARK
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.