



175 Loutit Road Fort McMurray Alberta

\$499,000

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! (id:6769)

4pc Bathroom 5.00 Ft x 7.75 Ft

Bedroom 12.58 Ft x 16.00 Ft

Bedroom 10.75 Ft x 8.00 Ft

Recreational, Games room 13.25 Ft x 12.08 Ft

Furnace 7.42 Ft x 9.75 Ft

2pc Bathroom 5.50 Ft x 5.17 Ft

Kitchen 7.50 Ft x 13.08 Ft

Office 10.08 Ft x 11.00 Ft

4pc Bathroom 8.75 Ft x 5.08 Ft

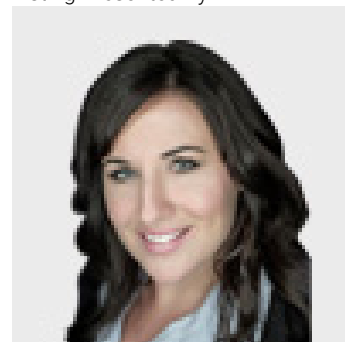
5pc Bathroom 9.17 Ft x 12.83 Ft

Bedroom 10.17 Ft x 10.92 Ft

Bedroom 10.17 Ft x 13.17 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by the BCNREB.

Listing Presented By:



Originally Listed by:
RE/MAX FORT MCMURRAY

<http://www.fatimamian.com>

RE/MAX

RE/MAX Fort McMurray

9919 Biggs Avenue, Fort
McMurray, AB,

Phone: 780-880-7173
jadenek@remax.net

Dining room 10.08 Ft x 6.08 Ft

Primary Bedroom 14.17 Ft x 11.75 Ft

Living room 14.25 Ft x 15.08 Ft