



# 219 Loutit Road Fort McMurray Alberta

\$469,000

This IMMACULATE, stunning home will make a big impression the moment you walk in. The living room is welcoming and comfortable with cathedral ceilings, hardwood floors and tall windows letting in plenty of natural light. The kitchen has an abundance of cabinets, granite counter tops and a large breakfast area adjacent to a spacious dining room, all with 9 foot ceilings. French doors off the kitchen step out onto a large deck which is equipped with natural gas hook ups for your barbecue and room for both a dining area and lounging area. Upstairs is the primary bedroom which has a large walk-in closet and private 3-piece bathroom. Also upstairs are two additional bedrooms, a bathroom and a Juliet balcony overlooking the living room. The basement is fully finished with a spacious family room and a fourth bedroom with its own private bathroom. There is central air conditioning along with an On Demand, tankless hot water system which means you'll never run out of hot water and it'll save you on your hot water bills! This location is perfect for walking with a park directly across the street along with miles of walking/biking trails and is also great for date nights with Landmark Cinemas and several restaurants just a 5 minute walk away! The bus stops are just down the street and there are excellent elementary schools within walking distance too. The backyard is fully fenced with access from the front yard and a double-gate access from the back so you can store additional vehicles or toys in the multi-purpose, maintenance free backyard. The garage is 22x22 and is fully finished with an additional concrete parking pad adjacent to it for a third vehicle. This well kept home is move in ready so book a viewing today! (id:6769)

- Bedroom 11.25 Ft x 9.25 Ft
- Bedroom 12.08 Ft x 11.92 Ft
- 4pc Bathroom 9.42 Ft x 4.83 Ft
- Primary Bedroom 13.83 Ft x 11.92 Ft
- 3pc Bathroom 13.83 Ft x 11.92 Ft
- Family room 23.75 Ft x 19.92 Ft
- Bedroom 17.50 Ft x 11.42 Ft

- 4pc Bathroom 5.83 Ft x 8.08 Ft
- Living room 21.17 Ft x 15.67 Ft
- 2pc Bathroom 4.92 Ft x 5.42 Ft
- Breakfast 11.75 Ft x 8.83 Ft
- Dining room 12.75 Ft x 11.08 Ft
- Kitchen 12.92 Ft x 9.83 Ft

Listing Presented By:



Originally Listed by:  
COLDWELL BANKER UNITED



**RE/MAX Fort McMurray**

9919 Biggs Avenue, Fort McMurray, AB,

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