



# 252 Loutit Road Fort McMurray Alberta

\$549,900

Competitive and Perfectly Priced to Sell! Nestled in the heart of Desirable Eagle Ridge, This Sophisticated Single-Family House offers a perfect blend of luxury and practicality. Boasting a 2-bedroom Legal Suite and a 25X27 Triple Garage with RV parking, this home is an ideal investment opportunity or multi-generational living space. The main floor welcomes you with an open concept layout, featuring a spacious living room with fresh paint and a cozy gas fireplace, a dining room, and a modern kitchen. The kitchen is equipped with stainless steel appliances, including a gas stove, and a large island, making it perfect for cooking and entertaining. Upstairs, the spacious master bedroom boasts a full ensuite and a walk-in closet. Across the hall are two additional bedrooms and a Jack and Jill full bath. The basement offers a convenient 2-bedroom legal suite with its own laundry and separate entrance. Outside, you'll find a generous-sized yard on a corner lot and an oversized triple car garage with 10' ceilings, providing ample space for storage and vehicles. This home is conveniently located near schools, bus stops, The Commons, and the New Land Mark Theater, offering easy access to all amenities. With its unique features, including the corner lot and prime location, this property is a rare find in Eagle Ridge. Don't miss out on this exceptional opportunity - schedule a viewing today! (id:6769)

- Kitchen 13.10 Ft x 6.90 Ft
- Bedroom 10.67 Ft x 11.83 Ft
- Living room 7.10 Ft x 9.50 Ft
- Bedroom 10.80 Ft x 11.10 Ft
- 4pc Bathroom 5.50 Ft x 7.00 Ft
- Laundry room 7.00 Ft x 5.67 Ft
- Living room 13.20 Ft x 18.83 Ft
- Dining room 11.80 Ft x 13.58 Ft

- Kitchen 11.67 Ft x 11.42 Ft
- 2pc Bathroom 7.00 Ft x 4.83 Ft
- Primary Bedroom 13.25 Ft x 14.50 Ft
- Bedroom 10.75 Ft x 10.25 Ft
- 4pc Bathroom 5.42 Ft x 8.83 Ft
- Bedroom 13.50 Ft x 10.42 Ft
- 4pc Bathroom 8.25 Ft x 10.25 Ft

Listing Presented By:



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RE/MAX FORT MCMURRAY

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