



**203 Loutit Road**  
**Fort McMurray, Alberta**

**MLS # A2303021**



**\$534,900**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Eagle Ridge   |               |                   |
| <b>Type:</b>     | Residential/House   |               |                   |
| <b>Style:</b>    | 2 Storey  |               |                   |
| <b>Size:</b>     | 1,782 sq.ft.  | <b>Age:</b>   | 2008 (18 yrs old) |
| <b>Beds:</b>     | 6   | <b>Baths:</b> | 4                 |
| <b>Garage:</b>   | Double Garage Detached, Parking Pad                                     |               |                   |
| <b>Lot Size:</b> | 0.10 Acre   |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Landscaped, Level, Low Maintenance Landscape, Str |               |                   |

|                    |                                   |                   |     |
|--------------------|-----------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air                        | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Vinyl Plank | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                   | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full                              | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Vinyl Siding                      | <b>Zoning:</b>    | R1S |
| <b>Foundation:</b> | Poured Concrete                   | <b>Utilities:</b> | -   |

**Features:** Breakfast Bar, Central Vacuum, Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, See Remarks, Separate Entrance, Soaking Tub, Sump Pump(s), Walk-In Closet(s), Wet Bar

**Inclusions:** n/a

203 Loutit Road truly ticks alllll the boxes for the savvy buyer! You will first fall in love with the exterior of the home &ndash; the inviting porch spans the front of the home, the warm colors, stone and shutters are warm and welcoming and the landscaping screams pride of ownership! Entering through the front door you are greeted by a spacious foyer, newer vinyl plank flooring and lots of natural light coming in the large windows on the back of the home. To the left is a full bath with a stand up shower and to the right is a large bedroom, perfect for anyone dealing with mobility issues, or can be used as a den/office. The foyer leads you to the open concept living room and kitchen. A natural gas fireplace keeps the living room feeling cozy on the cooler nights. The kitchen has lots of cupboards, a corner pantry, stainless steel appliances, and an eat-up breakfast bar. On the second floor the primary suite is bright and spacious, has a walk-in closet with custom shelving as well as a large 4 piece ensuite with a soaker tub and a separate full size shower. The two other bedrooms upstairs are connected by a Jack & Jill bath with a double vanity and a full tub and shower. Finally the laundry room is conveniently located off the hallway and provides more than enough space to comfortably get the job done! Back downstairs, there is a separate side entrance to the basement that has two more large bedrooms, a full bath with tiled in shower and a rec room/family room perfect for relaxing or entertaining! Built in shelves and a media wall span one side of the room, complete with a built-in surround sound system. On the other wall is a wet bar and fridge so you don&rsquo;t have to go far for refreshments! Off the back of the home is a two-tiered deck perfect for entertaining or lounging, and the low maintenance artificial turf backyard means less time mowing and more time lounging on

the deck! The double detached heated garage has high ceilings and comes equipped with a Tesla charger! This home is located directly across from Eagle Ridge pond. The current owners are the original owners of the home and one of their favorite features of the home was how they could walk to EVERYTHING — some of Fort Mac's best restaurants and pubs, stores, schools, parks, playgrounds, walking trails, the cinema, Tim's and more!