



GRASSROOTS
REALTY GROUP

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175 Loutit Road
Fort McMurray, Alberta

MLS # A2337126



\$465,000

Division:	Eagle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,630 sq.ft.	Age:	2008 (18 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Creek/River/Stream/Pond, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R1S
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Jetted Tub, Kitchen Island, Pantry, Separate Entrance, Soaking Tub, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: 2 Fridges, Stove, Dishwasher, 2 microwaves, 2 washers, 2 Dryers

STUNNING POND VIEWS | SEPARATE ENTRANCE | 5 BEDROOMS | 4 BATHROOMS | MAIN FLOOR OFFICE | FULLY DEVELOPED BASEMENT | DETACHED DOUBLE GARAGE | FRESHLY PAINTED! Fall in love with this incredible location offering BREATHTAKING POND AND VALLEY VIEWS, along with easy access to transit bus stops and site routes. Spacious, beautifully maintained, and MOVE IN READY, this home offers a functional layout for families of all sizes. Step inside to a bright and inviting main floor featuring a SUNNY FRONT LIVING ROOM with stunning pond views and a cozy GAS FIREPLACE. The main level also offers a SPACIOUS OFFICE, perfect for working from home. The LARGE KITCHEN features ample cabinetry, GRANITE COUNTERTOPS, a CORNER PANTRY, LARGE ISLAND, STAINLESS STEEL APPLIANCES, and a BREAKFAST BAR. The adjacent dining area overlooks the PRIVATE, FULLY FENCED BACKYARD. Beautiful HARDWOOD FLOORING enhances the main level, which also includes a convenient 2 PIECE BATHROOM 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 the convenience of UPPER FLOOR LAUNDRY, along with TWO ADDITIONAL GENEROUSLY SIZED BEDROOMS and a 4 PIECE BATHROOM. The FULLY DEVELOPED BASEMENT, complete with a SEPARATE ENTRANCE, offers excellent flexibility for additional living space. It includes a KITCHENETTE, FAMILY ROOM, IN SUITE LAUNDRY, TWO BEDROOMS, and a FULL BATHROOM. Outside, enjoy a FULLY FENCED AND LANDSCAPED YARD with a LARGE REAR DECK, front walkways, upgraded front landscaping, and a

DETACHED DOUBLE GARAGE. Located in a PRIME EAGLE RIDGE LOCATION, this home is within walking distance to TWO ELEMENTARY SCHOOLS, EAGLE RIDGE COMMONS, shopping, parks, walking trails, and more. A fantastic opportunity to own a spacious 5 BEDROOM, 4 BATHROOM HOME WITH INCREDIBLE POND VIEWS AND A VERSATILE LAYOUT.