



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

307, 104 Loutit Road
Fort McMurray, Alberta

MLS # A2344990

\$269,900

Division:	Timberlea		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,545 sq.ft.	Age:	2007 (19 yrs old)
Beds:	2	Baths:	3 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Lawn, Level, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 621
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Laminate Counters, Open Floorplan, Separate Entrance, Vinyl Windows, Walk-In Closet(s)		

Inclusions: garage door opener, 1x garage door remote, cabinet and shelves in garage

Welcome to 307-104 Loutit Road. This renovated 1,544 sq. ft. corner-unit Lakewood townhouse offers a layout that stands apart, with two spacious bedrooms, each featuring its own four-piece ensuite. The open-concept main floor is warm, inviting, and designed for everyday living. The gorgeous kitchen features rich shaker style wood tone cabinetry, stainless steel appliances, generous counter space, tile flooring and an easy flow into the dining and living areas. Hardwood flooring runs throughout the rest of the main level, while a centre gas fireplace creates a comfortable focal point. A two-piece powder room completes the space. Just off the kitchen and dining area, the private balcony includes a gas line, making it ready for summer barbecues. Upstairs, both bedrooms offer the privacy of their own full ensuite, with laundry conveniently located between them. The fully developed basement adds even more flexibility with a large rec room, separate entrance, and three-piece bathroom, ideal for guests, a home office, or extended family. Additional features include air conditioning, a 23' x 11' single attached garage, and driveway parking for a second vehicle. Located in Timberlea, this home is across from parks and close to the area's extensive trail system. Eagle Ridge Commons is just minutes away, offering grocery shopping, restaurants, coffee shops, fitness facilities, professional services, and other everyday conveniences. It is a well-connected location that makes errands, recreation, and daily life exceptionally convenient.