

# \$920,000 - 413 Loutit Road, Fort McMurray

MLS® #A2243761

**\$920,000**

4 Bedroom, 5.00 Bathroom, 1,878 sqft

Residential on 0.22 Acres

Eagle Ridge, Fort McMurray, Alberta

## Welcome Home

- Impressive, luxurious, and move-in ready! Welcome to 413 Loutit Road – a stunning 4 bed, 4.5 bath executive home on a spacious corner lot in prestigious Eagle Ridge. Enjoy serene forest views, elegant curb appeal, and a massive heated triple garage with epoxy floors (2022). From the grand foyer and 10'™ ceilings to custom finishes throughout, this home exudes sophistication and comfort.

## Stylish & Functional Living

- The main level features a gourmet kitchen with granite counters, upgraded appliances, large island, and bright dining nook with access to the rear deck. You'll also find a cozy living room, a guest bedroom with private ensuite, laundry/mudroom, and a luxurious primary suite complete with walk-in closet, deep soaker tub, and in-floor heating. The fully finished basement boasts 9'™ ceilings, a large family room with wet bar, theatre/media room, and two more bedrooms – each with their own full bathrooms.

## Upgrades & Extras

- This home is packed with premium features: in-slab heating (basement & garage), individual room heating zones, triple-pane windows, steam humidifier, deluxe water system with softener & recirculation pump, hot water boiler (Feb 2025), furnace (Oct 2021), basement flooring upgraded with vinyl tile and high-end carpet (Oct 2023), new basement



dishwasher (2023), and front steps finished with epoxy (July 2023). Don't miss the handcrafted gazebos, built from Firesmart greenbelt wood post-2016 wildfire"an exclusive touch to your outdoor oasis.

Don't miss your chance to own this one-of-a-kind luxury home in an unbeatable location.  
Call today to book your private tour of 413 Loutit Road!

Built in 2010

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2243761    |
| Price          | \$920,000   |
| Bedrooms       | 4           |
| Bathrooms      | 5.00        |
| Full Baths     | 4           |
| Half Baths     | 1           |
| Square Footage | 1,878       |
| Acres          | 0.22        |
| Year Built     | 2010        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 413 Loutit Road |
| Subdivision | Eagle Ridge     |
| City        | Fort McMurray   |
| County      | Wood Buffalo    |
| Province    | Alberta         |
| Postal Code | T9K 0P1         |

**Amenities**

|           |                                                                                                    |
|-----------|----------------------------------------------------------------------------------------------------|
| Utilities | Cable Available, Electricity Connected, Natural Gas Available, Garbage Collection, Water Available |
|-----------|----------------------------------------------------------------------------------------------------|

|                |                                                                         |
|----------------|-------------------------------------------------------------------------|
| Parking Spaces | 6                                                                       |
| Parking        | Double Garage Attached, Off Street, Parking Pad, Single Garage Attached |
| # of Garages   | 3                                                                       |

## Interior

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, High Ceilings, Kitchen Island, Soaking Tub, Walk-In Closet(s)               |
| Appliances        | Central Air Conditioner, Dishwasher, Microwave, Stove(s), Washer/Dryer, Built-In Refrigerator |
| Heating           | In Floor                                                                                      |
| Cooling           | Central Air                                                                                   |
| Fireplace         | Yes                                                                                           |
| # of Fireplaces   | 2                                                                                             |
| Fireplaces        | Basement, Gas, Living Room                                                                    |
| Has Basement      | Yes                                                                                           |
| Basement          | Finished, Full                                                                                |

## Exterior

|                   |                                                                          |
|-------------------|--------------------------------------------------------------------------|
| Exterior Features | BBQ gas line, Playground, Private Yard, Storage                          |
| Lot Description   | Back Yard, Corner Lot, Front Yard, Fruit Trees/Shrub(s), Street Lighting |
| Roof              | Asphalt Shingle                                                          |
| Construction      | Vinyl Siding                                                             |
| Foundation        | Poured Concrete                                                          |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 1st, 2025 |
| Days on Market | 38               |
| Zoning         | R1               |

## Listing Details

|                |                   |
|----------------|-------------------|
| Listing Office | People 1st Realty |
|----------------|-------------------|

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