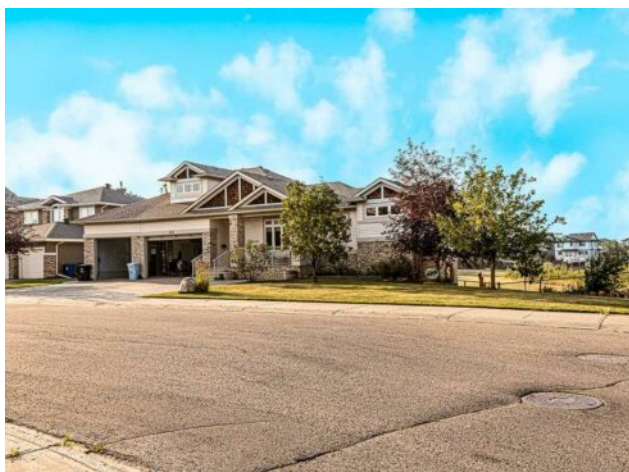


**413 Loutit Road**  
**Fort McMurray, Alberta**

**MLS # A2243761**



**\$920,000**

<b>Division:</b>	Eagle Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,878 sq.ft.	<b>Age:</b>	2010 (15 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Double Garage Attached, Off Street, Parking Pad, Single Garage Attached		
<b>Lot Size:</b>	0.22 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Front Yard, Fruit Trees/Shrub(s), Street Lighting		

<b>Heating:</b>	In Floor	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Cable, Electricity Connected, Natural Gas, Garbage C
<b>Features:</b>	Granite Counters, High Ceilings, Kitchen Island, Soaking Tub, Walk-In Closet(s)		

**Inclusions:** TV WALL MOUNTS, GARDEN SHED, (2) Built-In-Refrigerator, Central Air Conditioner, (2) Dishwasher, (2) Microwaves, (2) Stoves, (2) Washer & Dryer, Garage remote, Water Softener, Central Vacuum

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!