

**240 Loutit Road**  
**Fort McMurray, Alberta**

**MLS # A2225977**



**\$589,999**

<b>Division:</b>	Eagle Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	1,774 sq.ft.	<b>Age:</b>	2009 (16 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Rear		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	See Remarks		

<b>Heating:</b>	Fireplace(s), Floor Furnace, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Full, Suite, Walk-Up To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	See Remarks	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Central Vacuum, Crown Molding, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance		

**Inclusions:** FRIDGE X 2, DISHWASHER X 1, WASHER/DRYER X 1, MICROWAVE X 2, ALL WINDOW BLINDS, CENTRAL A/C, CENTRAL VACUUM, GARAGE HEATER, GARAGE DOOR OPENER

CALLING ALL SAVVY Buyers! LEGAL SUITE! Cash flow your mortgage with the built in mortgage helper! This beautiful modified bi-level is the PERFECT family home for the savvy buyer! The basement has been cleverly developed with 9 foot ceilings, 3 bedrooms, 2 are in the legal suite and one is outside, which gives extra expansion for the growing family! Upstairs there are 3 more bedrooms and 2 full bathrooms, with the primary bedroom being on its own floor having access to a beautiful private ensuite bath and walk in closet along with direct access to enjoy your morning coffee on your very own private deck! The main floor is amazing with a spacious entrance way leading to a big great room with gas fireplace and soaring 12.5 foot ceilings, dining and beautiful kitchen with peninsula island, walk in pantry and garburator in the kitchen sink. Tons of windows (triple pane) let in lots of natural light. Surrounded with recessed lighting, crown moldings, maple cabinetry, maple hardwood flooring and gleaming tile flooring gives that touch of luxury. The rear attached heated garage is the perfect size for 2 vehicles with more parking on the concrete driveway. Included is central A/C, Central Vacuum with kick sweeps and attachments. Bonus', jetted tubs in Primary and Main bathroom, Triple Pane Windows, MDF shelving in all closets, on demand hot water tank with extra laundry hookups for basement suite, heated Double Car garage with concrete driveway for lots of parking and balcony deck off the primary suite, Nestled near shopping, schools, bus route, landmark theatre, Tim Hortons and all amenities, this home is one you don't want to miss out! Call now to view. This one is too nice to last!