

# \$469,900 - 228 Coyote Crescent, Fort McMurray

MLS® #A2210760

**\$469,900**

4 Bedroom, 4.00 Bathroom, 1,552 sqft

Residential on 0.07 Acres

Timberlea, Fort McMurray, Alberta

Welcome to 228 Coyote Crescent, a beautifully bright and well-loved five-bedroom detached family home nestled in the desirable Upper Timberlea neighbourhood. Thoughtfully designed with a growing family in mind, this residence blends comfort, style, and functionality. Step onto the charming front porch and into a welcoming foyer, complete with a coat closet and a tucked-away two-piece powder room. The main floor features new luxury vinyl plank flooring, setting a warm and contemporary tone throughout the space. The spacious living room is flooded with natural light from an abundance of windows anchored by a statement-making fireplace, creating a perfect setting for relaxation or entertaining. The eat-in kitchen is equally impressive, outfitted with striking countertops, quality Kitchen Craft cabinetry, a corner pantry, and a generous dining area—ideal for family meals and gatherings. Upstairs, the serene primary suite offers a peaceful retreat, complete with a walk-in closet and a private four-piece ensuite. Two additional well-proportioned bedrooms, a second four-piece bathroom, and a large walk-in linen closet provide ample space and storage for family and guests alike. The lower level extends the home's living space with a versatile recreation room, a three-piece bathroom, plenty of storage, and a separate side entrance—adding flexibility for future guest accommodations or suite potential. Outdoor living is equally inviting, featuring a



private rear deck equipped with a built-in gas line for effortless barbecuing. The 15x21 detached garage includes a spacious loft, offering excellent storage solutions. Recent upgrades reflect the home’s meticulous upkeep, including new shingles (2016) and updated siding on both the home and garage (2022). Ideally situated in a quiet, family-friendly neighbourhood close to parks, schools, and everyday conveniences, this property is a shining example of pride of ownership. Don’t miss your opportunity to call this exceptional home your own—schedule your private tour today.

Built in 2007

**Essential Information**

MLS® #	A2210760
Price	\$469,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,552
Acres	0.07
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	228 Coyote Crescent
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 0C6

**Amenities**

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

## Interior

Interior Features	Kitchen Island, Pantry, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Microwave, Refrigerator, See Remarks, Stove(s), Washer, Window Coverings, Freezer, Other
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Awning(s), BBQ gas line
Lot Description	Back Lane, Back Yard, Few Trees, Front Yard, Garden, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	April 14th, 2025
Days on Market	8
Zoning	R1S

## Listing Details

Listing Office	ROYAL LEPAGE BENCHMARK
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