



THE
A-TEAM

**RE/MAX
FIRST**

128 COYOTE Crescent, Fort McMurray T9K 0C7

MLS®#: **A2114575**

Area: **Timberlea**

Listing Date: **03/15/24**

List Price: **\$479,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$10k, 16-Apr**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

2006

Lot Information

Finished Floor Area

Lot Sz Ar:

3,972 sqft

Lot Shape:

Abv Sqft:

1,680

Low Sqft:

Ttl Sqft:

1,680

DOM

57

Layout

Beds:

4 (3 1)

Baths:

3.5 (3 1)

Style:

2 Storey

Parking

Ttl Park:

3

Garage Sz:

Access:

Lot Feat:

Park Feat:

**Back Yard,Front Yard,Lawn,Low Maintenance Landscape,Landscaped,Standard Shaped Lot
Alley Access,Parking Pad,Rear Drive,Side By Side**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Private Entrance,Private Yard,Storage**

Construction:

Vinyl Siding

Flooring:

Laminate,Tile

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Central Air Conditioner,Dishwasher,Microwave,Refrigerator,Stove(s),Washer/Dryer,Window Coverings

Int Feat:

Built-in Features,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Separate Entrance,Storage,Sump Pump(s),Walk-In Closet(s)

Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	5`7" x 5`0"
Kitchen	Main	16`2" x 12`11"
4pc Bathroom	Second	10`4" x 5`0"
Bedroom	Second	14`5" x 9`1"
Bedroom - Primary	Second	15`2" x 12`7"
Bedroom	Basement	19`5" x 9`3"
Living Room	Basement	19`5" x 12`11"

Room	Level	Dimensions
Dining Room	Main	20`6" x 9`0"
Living Room	Main	14`7" x 18`7"
4pc Ensuite bath	Second	5`0" x 7`7"
Bedroom	Second	10`4" x 11`4"
3pc Bathroom	Basement	6`4" x 6`4"
Kitchen	Basement	9`8" x 10`2"
Furnace/Utility Room	Basement	9`6" x 10`3"

Title:
Fee Simple
Legal Desc:

Zoning:
R1S

0525986

Remarks

Pub Rmks:

Welcome to 128 Coyote Crescent, where spaciousness meets charm in this inviting two-story home. Boasting a bright and airy main living space with high ceilings and distinctive touches, this home offers a separate entry legal suite on the lower level and a fully fenced backyard featuring low-maintenance pet-friendly artificial grass—ideal for enjoying a beautiful outdoor space year-round. Step onto the long covered front porch, perfect for savouring your morning coffee while adding to the home's curb appeal. As you enter, you'll be greeted by the remarkable interior space, starting with the living room host to a cozy natural gas fireplace, floating shelves, hardwood floors, and a rustic wood feature wall that brings warmth into the ambiance. The living room seamlessly flows into the kitchen, creating an ideal layout for entertaining guests. The kitchen boasts a long eat-up island, stainless steel appliances, two pantry closets, tile floors, and an updated chandelier illuminating the dining area. Up the open staircase to the second level, where abundant natural light fills the space, complemented by updated wide plank floors installed in 2021. A modern rustic chandelier hangs over the stairs, adding a touch of elegance. The primary bedroom impresses with its generous size, walk-in closet, and attached four-piece bathroom. At the opposite end of the hallway, two additional bedrooms, another four-piece bathroom, and an upstairs laundry area with open shelving and a butcher block countertop await. The lower level of the home surprises with its spacious legal suite, featuring light-coloured floors, white kitchen cupboards, a floating island, and stainless steel appliances. The bedroom offers ample closet space, accompanied by a convenient three-piece bathroom and separate downstairs laundry. Ample parking space is accessible from the back alley, providing room for an enclosed trailer or recreational toys as needed. The fenced yard is perfectly landscaped with artificial grass, creating an inviting space to enjoy throughout the summer months. This home stands out from the rest, meticulously cared for and awaiting its new owners. Schedule a tour today and discover the unique charm of 128 Coyote Crescent.

Inclusions:
Property Listed By:

**Shed, Fridge x2, Stove x2, Microwave x2, Washer and Dryer x2, Basement: floating island and all furniture included.
The Agency North Central Alberta**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (780) 804-4800











