

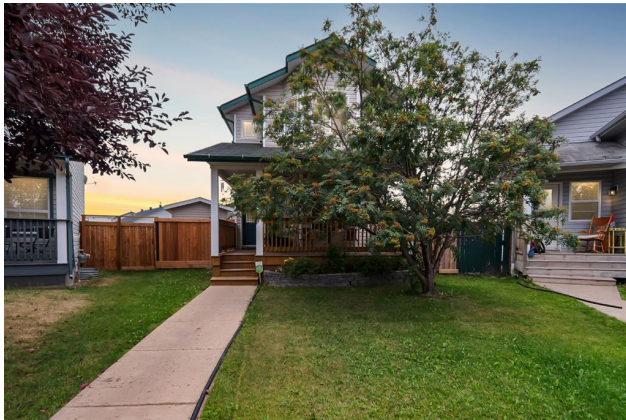


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**121 COLES Bay, Fort McMurray T9K 2K4**

MLS®#: **A2157779**      Area: **Timberlea**      Listing Date: **08/17/24**      List Price: **\$439,900**  
 Status: **Active**      County: **Wood Buffalo**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Fort McMurray**  
 Year Built: **2003**  
Lot Information  
 Lot Sz Ar: **4,596 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,375**  
 Low Sqft:  
 Ttl Sqft: **1,375**

DOM

**32**  
Layout  
 Beds: **4 (3 1 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **3**  
 Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Cul-De-Sac,Front Yard,Lawn,Garden,Landscaped,Pie Shaped Lot**  
 Park Feat: **Double Garage Detached,Garage Door Opener,Garage Faces Front,Heated Garage,Insulated,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Fireplace(s),Forced Air**  
 Sewer:  
 Ext Feat: **Fire Pit,Garden,Storage**

Construction: **Vinyl Siding**  
 Flooring: **Carpet,Tile,Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Garage Control(s),Microwave,Refrigerator,Stove(s),Washer/Dryer,Window Coverings**  
 Int Feat: **Granite Counters,Kitchen Island,No Smoking Home,Pantry,Storage,Vinyl Windows,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`1" x 8`7"</b>	<b>Dining Room</b>	<b>Main</b>	<b>8`5" x 12`1"</b>
<b>Kitchen</b>	<b>Main</b>	<b>8`8" x 13`10"</b>	<b>Living Room</b>	<b>Main</b>	<b>13`1" x 17`10"</b>
<b>3pc Ensuite bath</b>	<b>Second</b>	<b>4`11" x 8`11"</b>	<b>4pc Bathroom</b>	<b>Second</b>	<b>4`11" x 7`7"</b>
<b>Bedroom</b>	<b>Second</b>	<b>8`5" x 11`6"</b>	<b>Bedroom</b>	<b>Second</b>	<b>8`4" x 11`8"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>13`1" x 15`6"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>15`11" x 11`6"</b>
<b>Game Room</b>	<b>Basement</b>	<b>12`2" x 17`3"</b>	<b>Storage</b>	<b>Basement</b>	<b>4`9" x 9`1"</b>
<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>4`8" x 8`8"</b>			

Title: **Fee Simple**  
 Legal Desc: **0225815**

Zoning: **R1S**

Remarks

Pub Rmks: **Welcome to 121 Coles Bay: Nestled in a quiet cul-de-sac in the heart of Timberlea, this charming two-storey home sits on an exceptionally large lot with a detached double car garage and additional parking beside it. With thoughtful updates inside, this property offers a welcoming and stylish aesthetic perfect for families, working professionals or first time home buyers. Located just a stone's throw from schools, parks, sports fields, and other great local amenities, it combines convenience with a peaceful setting. As you arrive, the covered front porch and landscaped yard enhance the home's curb appeal. Step inside to be greeted by a warm and inviting atmosphere. Rustic-inspired luxury vinyl plank floors complement the rich wood-stained features, while neutral tones cover the walls. The front living room features oversized windows that flood the space with natural light. Toward the back of the main level, you'll find an updated eat-in kitchen with refinished cabinets, granite countertops, a tile backsplash, and a new black faucet that brings a modern touch to the space. A chandelier over the dining area adds elegance, making it an ideal space for hosting family and friends. Stainless steel appliances and a pantry complete the kitchen, while a two-piece bathroom with laundry rounds out the main floor. Upstairs, you'll discover three generously sized bedrooms offering a private retreat. The primary bedroom comfortably fits a king-sized bed and features an updated three-piece ensuite with a new tile shower and ample storage in the walk-in closet. An additional four-piece bathroom at the top of the stairs has been updated to match the kitchen and ensuite finishes. The basement adds even more living space with a fourth and fifth bedroom, the latter currently set up as a second living room with plenty of space for seating and entertainment. There's also a roughed-in area ready for a bathroom if desired. The oversized space of this fully fenced backyard is a rare find in this area, situated on a large pie-shaped lot that offers plenty of area to enjoy. The yard features an interlocking brick patio, two sheds, a stone surround fireplace, raised garden beds, and a detached, heated, and insulated double car garage. A parking pad next to the garage can accommodate a smaller vehicle or SUV, and you could add a gate to the fence for additional recreational storage. The home is also equipped with central A/C and is pre-wired for a hot tub, offering the potential for future enhancements. Schedule a private tour of this beautiful home today.**

Inclusions: **Garage Heater, Shed.**  
 Property Listed By: **The Agency North Central Alberta**

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