

232 COYOTE Crescent, Fort McMurray T9K 0C6

MLS®#:	A2163607	Area:	Timberlea	Listing Date:	09/06/24	List Price: \$449,900
Status:	Active	County:	Wood Buffalo	Change:	None	Association: Fort McMurray



General Information	De side stiel			DOM		
Prop Type:	Residential			12		
Sub Type:	Detached			<u>Layout</u>		
City/Town:	Fort McMurray	Finished Floor Ar	<u>ea</u>	Beds:	4 (3 1)	
Year Built:	2007	Abv Sqft:	1,582	Baths:	3.0 (2 2)	
Lot Information		Low Sqft:		Style:	2 Storey	
Lot Sz Ar:	3,231 sqft	Ttl Sqft:	1,582			
Lot Shape:				Parking		
				Ttl Park:	2	
				Garage Sz:	2	
Access:						
Lot Feat: Park Feat:	Front Yard Double Garage De	tached				

Utilities and Features

Roof: Heating: Sewer: Ext Feat:	Asphalt Shingl Forced Air Private Yard	e		Construction: Concrete,Vinyl Siding,Wood F Flooring: Carpet,Hardwood,Other,Tile Water Source: Fnd/Bsmt: Poured Concrete	rame	
Kitchen Appl: Int Feat:			See Remarks,Washer/Dryer Stacked s,Central Vacuum,Kitchen Island,Sto			
Utilities:		·				
			Room	Information		
<u>Room</u>		Level	Dimensions	Room	Level	Dimensions
2pc Bathroom		Main	5`6" x 5`4"	Dinette	Main	10`4" x 10`1"
Kitchen		Main	14`6" x 10`3"	Living Room	Main	17`6" x 16`8"
4pc Bathroom		Upper	8`7" x 5`0"	4pc Ensuite bath	Upper	5`0" x 7`8"
Bedroom		Upper	11`2" x 9`0"	Bedroom	Upper	11`2" x 10`1"
Bedroom - Prim	nary	Upper	14`8" x 13`0"	2pc Bathroom	Basement	4`11" x 7`8"
Game Room		Basement	13`9" x 25`9"	Bedroom	Basement	18`11" x 9`10"
Furnace/Utility	Room	Basement	6`11" x 6`9"			

	Legal/Tax/Financial
Title: Fee Simple Legal Desc:	Zoning: R1S 0525986
Pub Rmks:	Remarks Welcome to 232 Coyote Crescent in the heart of Timberlea! This beautiful 3+1 bedroom home, with two full bathrooms and two half bathrooms, offers 1582 sq.ft. of
Inclusions: Property Listed By:	thoughtfully designed living space. Featuring hardwood floors and a gas fireplace that can heat up to 5,000 sq.ft., this home exudes both comfort and style. On the main floor, you'll find a cozy living room with a charming bay window, perfect for soaking in natural light. The living space is enhanced by a Paradigm surround sound speaker system, complete with jack and power for a bass speaker beside the fireplace. The kitchen just around the corner includes an island, pantry, and room for a formal dining table, making it perfect for both everyday living and entertaining. One feature the current owners really enjoyed was the double french doors leading out the large back deck. Enjoy outdoor living with the natural gas line for your BBQ, perfect for summer evenings. A 2-piece bathroom between the living room and kitchen completes the main floor. Upstairs, enjoy the convenience of upper-floor laundry. The spacious primary bedroom includes a walk-in closet and a 4-piece ensuite - but the best feature is the large bay window, perfect to enjoy a god book after a long day. Also upstairs are two additional bedrooms, both a great size, as well as another 4-piece bathroom. Downstairs, the partially finished basement is designed with in-floor heating capability (no boiler needed, can run off the hot water tank), an additional washer/dryer hookup, and epoxy floors. There's ample storage space, a large rec room and also another oversized bedroom. The double detached garage is a dream for any homeowner, featuring extra-high ceilings, an oversized heater, and room to accommodate two full-sized trucks. The ensure the heat stays in, which your utility bills will thank you for. This home truly has it all - modern comforts, thoughtful upgrades, and a fantastic location close to schools, parks, and all Timberlea has to offer. Don't miss out on this incredible opportunity! Garage Heater, Paradigm surround sound speaker system PEOPLE 1st REALTY

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