



THE
A-TEAM

**RE/MAX
FIRST**

228 COYOTE Crescent, Fort McMurray T9K 0C4

MLS®#: **A2164566**

Area: **Timberlea**

Listing Date: **09/16/24**

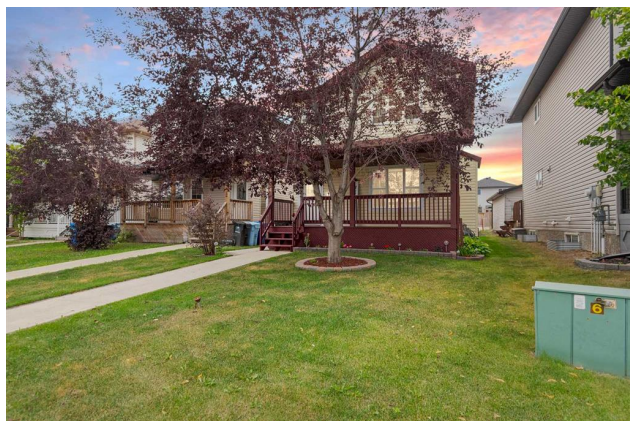
List Price: **\$469,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Fort McMurray**
Year Built: **2007**
Lot Information
Lot Sz Ar: **3,199 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,549**
Low Sqft:
Ttl Sqft: **1,549**

DOM

3
Layout
Beds: **5 (3 2)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Front Yard,Garden,Landscaped**
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Awning(s),Storage**

Construction: **Vinyl Siding**
Flooring: **Carpet,Hardwood**
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: **Kitchen Island,Pantry,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	5`2" x 5`1"
Foyer	Main	4`8" x 13`0"
Living Room	Main	15`2" x 16`3"
4pc Ensuite bath	Second	4`11" x 8`0"
Bedroom	Second	11`1" x 10`0"
4pc Bathroom	Lower	5`1" x 8`1"
Laundry	Lower	7`3" x 7`10"

Room	Level	Dimensions
Dining Room	Main	10`3" x 10`1"
Kitchen	Main	9`8" x 14`10"
4pc Bathroom	Second	8`6" x 4`11"
Bedroom	Second	11`1" x 8`10"
Bedroom - Primary	Second	14`7" x 13`0"
Bedroom	Lower	10`11" x 12`8"
Bedroom	Lower	7`7" x 14`11"

Game Room

Lower

18`9" x 20`9"

Furnace/Utility Room
Legal/Tax/Financial

Lower

7`3" x 3`5"

Title:
Fee Simple
Legal Desc:

0525986

Zoning:
R1S

Remarks

Pub Rmks:

Welcome to 228 Coyote Crescent; Discover this well-loved and maintained two-storey home, cared for by the original owners, and nestled in a quiet, family-friendly neighbourhood. Curb appeal shines with a concrete front path, covered porch, and mature tree gardens, offering a welcoming first impression. The yard provides ample space for outdoor enjoyment, complete with a back deck and parking beside the detached garage. Step inside to find beautiful hardwood floors that run throughout the main level. The large front living room, anchored by a cozy gas fireplace, is perfect for gatherings. The eat-in kitchen features hardwood flooring, an eat-up island, corner pantry, and stainless steel appliances, making it both functional and stylish. A convenient powder room completes the main floor. Upstairs, you'll find plush carpet throughout, a four-piece bathroom, and three spacious bedrooms, including the primary with a walk-in closet and ensuite. The fully developed basement offers additional living space, two large bedrooms with hardwood stairs leading down. The laundry area is located here, equipped with stacked appliances, and extra space for storage. A separate entrance adds potential for guest accommodation or the future development a rental suite. Outdoor living is a highlight with a private back deck, equipped with a gas line for BBQs. The 16x22 detached garage features a loft for extra storage. Recent upgrades include new shingles (2016) and updated siding on both the house and garage (2022). This home showcases pride of ownership and is located close to parks, schools, and all the conveniences of family living. Don't miss your chance to call this charming property home. Schedule your tour today!

Inclusions:
Property Listed By:

**Stand up freezer.
The Agency North Central Alberta**

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

