



THE
A-TEAM

**RE/MAX
FIRST**

228 COYOTE Crescent, Fort McMurray T9K 0C6

MLS®#: **A2210760**

Area: **Timberlea**

Listing Date: **04/14/25**

List Price: **\$459,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$10k, 21-May**

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:

1,552

Low Sqft:

Ttl Sqft:

1,552

DOM

87

Layout

Beds:

4 (3 1)

Baths:

3.5 (3 1)

Style:

2 Storey

Parking

Ttl Park:

2

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

**Back Lane,Back Yard,Few Trees,Front Yard,Garden,Landscaped
Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Awning(s),BBQ gas line**

Construction:

Vinyl Siding

Flooring:

Vinyl Plank

Water Source:

Fnd/Bsm:

Poured Concrete

Kitchen Appl:

Central Air Conditioner,Dishwasher,Dryer,Freezer,Microwave,Other,Refrigerator,See Remarks,Stove(s),Washer,Window Coverings

Int Feat:

Kitchen Island,Pantry,Walk-In Closet(s)

Utilities:

Room Information

Room	Level	Dimensions
Foyer	Main	5`5" x 12`11"
2pc Bathroom	Main	5`2" x 5`1"
Dining Room	Main	6`6" x 101`0"
4pc Ensuite bath	Second	5`0" x 7`11"
Bedroom	Second	11`2" x 10`1"
Game Room	Basement	13`0" x 20`9"
Laundry	Basement	7`1" x 7`9"

Room	Level	Dimensions
Living Room	Main	14`7" x 16`3"
Kitchen	Main	13`6" x 14`11"
Bedroom - Primary	Second	14`8" x 13`1"
Bedroom	Second	11`2" x 8`10"
4pc Bathroom	Second	8`5" x 4`11"
4pc Bathroom	Basement	4`11" x 8`1"
Furnace/Utility Room	Basement	7`0" x 3`6"

Bedroom	Basement	10`9" x 12`9"	Office Legal/Tax/Financial	Basement	7`7" x 14`9"
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Title: Fee Simple Legal Desc:		Zoning: R1S			
	0525986				

				Remarks	
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Pub Rmks:	<p>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. 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.</p>				
Inclusions: Property Listed By:	<p>Refrigerator, Stove, Dishwasher, Microwave, Stand Up Freezer, Washer, Dryer, Central Air Conditioner, All Window Coverings, and Garage Remote. ROYAL LEPAGE BENCHMARK</p>				

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









