



THE
A-TEAM

**RE/MAX
FIRST**

236 CROWN CREEK Lane, Fort McMurray T9K2T9

MLS®#: **A2214694**

Area: **Timberlea**

Listing Date: **04/28/25**

List Price: **\$539,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$10k, 12-May**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

2005

Lot Information

Finished Floor Area

Abv Sqft:

1,400

Low Sqft:

Ttl Sqft:

1,400

Lot Sz Ar:

4,985 sqft

Lot Shape:

DOM

53

Layout

Beds:

5 (3 2)

Baths:

3.0 (3 0)

Style:

Bungalow

Parking

Ttl Park:

4

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Back Yard,Corner Lot,Cul-De-Sac,Landscaped,Street Lighting

Double Garage Attached,Driveway,Enclosed,Front Drive,Garage Door Opener,Heated Garage,Oversized,Parking Pad

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Other**

Construction:

Vinyl Siding

Flooring:

Carpet,Hardwood,Linoleum

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Central Air Conditioner,Dishwasher,Garage Control(s),Microwave,Refrigerator,Stove(s),Washer/Dryer

Int Feat:

Breakfast Bar,Closet Organizers,Granite Counters,See Remarks,Separate Entrance

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Ensuite bath	Main	7`4" x 9`2"	Bedroom - Primary	Main	11`11" x 14`8"
Bedroom	Main	8`7" x 13`5"	4pc Bathroom	Main	6`11" x 9`9"
Dining Room	Main	11`0" x 11`11"	Kitchen	Main	14`7" x 11`11"
Living Room	Main	14`7" x 14`11"	Bedroom	Main	14`3" x 9`4"
Bedroom	Basement	16`3" x 14`6"	Bedroom	Basement	14`1" x 11`5"
4pc Bathroom	Basement	9`7" x 6`2"	Den	Basement	8`9" x 7`7"
Kitchen	Basement	5`10" x 15`3"	Breakfast Nook	Basement	8`10" x 8`0"

Family Room	Basement	20`11" x 17`0"	Furnace/Utility Room Legal/Tax/Financial	Basement	6`1" x 14`11"
Title: Fee Simple Legal Desc:		Zoning: R1S			
	0425986			Remarks	
Pub Rmks:	Welcome to 236 Crown Creek Lane! This stunning home features 5 bedrooms 3 bathrooms, a separate entrance basement suite, Oversized garage and is situated in a quiet cul-de-sac in Timberlea, on a large lot is within walking distance to schools, parks, walking paths, shopping and so much more! As you enter the foyer of the home you will notice the Freshly Painted Main Living Area, Vaulted ceilings, Hard wood floors, Large windows allowing tons of natural light into your stunning living room with a built in entertainment system. Just off of the living room is your modernized kitchen featuring granite counter tops, stainless steel appliances, tons of storage, a large kitchen island, and open concept into your dining area perfect for entertaining. The dining room opens up to your own private fully fenced backyard featuring a large deck perfect for BBQing, firepit, patio furniture and your own hot tub covered by a gazebo. Also located off the dining room is your master-bedroom featuring a large walk in closet and full en-suite. There is 2 additional large bedrooms located in the front of the house with its own full bathroom, this home's laundry is conveniently located on the same floor as the bedrooms. This home boasts a oversized heated double car garage perfect for big trucks, toys or your own hangout area! The large basement suite is sure to impress and perfect for additional income! The basement suite features a full bright white kitchen, 2 bedrooms 1 bath, a breakfast area, den, its own in suite laundry, massive living room and large windows allowing in tons of natural light you wouldn't even know you where in the basement! This basement is the same size as the upper level and if you didn't want the suite you could easily make it apart of your family home. The hot water tank was replaced in 2019 and the Furnace was replaced May 2023. This stunning home and quiet neighborhood is sure to impress and steps away from 2 elementary schools, 2 high schools, bus stops, shopping and many more amenities. Call today for your personal tour!				
Inclusions:	Fridge x2, Stove, Dishwasher, Microwave x2, Washer x2, Dryer x2, Garage Door opener, Garage Heater, Central A/C, Patio Furniture, Gazebo, Hot Tub, Furnishings Negotiable.				
Property Listed By:	COLDWELL BANKER UNITED				

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









