



THE
A-TEAM

**RE/MAX
FIRST**

136 COYOTE Crescent, Fort McMurray T9K 0C7

MLS® #: **A2237592**

Area: **Timberlea**

Listing Date: **07/11/25**

List Price: **\$489,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

2006

Lot Information

Lot Sz Ar:

4,660 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

1,724

Low Sqft:

Ttl Sqft:

1,724

DOM

0

Layout

Beds:

5 (3 2)

Baths:

3.5 (3 1)

Style:

2 Storey

Parking

Ttl Park:

4

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Back Lane,Back Yard,Landscaped

Double Garage Detached,Off Street,Parking Pad

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Fireplace(s),Forced Air**

Sewer:

Ext Feat: **None**

Construction:

Vinyl Siding

Flooring:

Carpet,Hardwood,Tile

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Dryer,Microwave Hood Fan,Refrigerator,See Remarks,Stove(s),Washer,Window Coverings

Int Feat:

Kitchen Island,Open Floorplan,Separate Entrance,Sump Pump(s),Vinyl Windows,Walk-In Closet(s)

Utilities:

Room Information

Room

Level

Dimensions

Room

Level

Dimensions

Legal/Tax/Financial

Title:

Fee Simple

Zoning:

R1S

Legal Desc:

0525986

Remarks

Pub Rmks:

SPACIOUS LANEWAY HOME WITH EXCEPTIONAL PARKING - OVER 1700 SQFT! Discover the difference space makes! This isn't your average laneway home - boasting

over 1700 sqft of living space, plus a double detached garage and room to park two more vehicles right beside it. Whether you have an RV, boat, or extra cars, this home has parking covered. Step inside and you'll immediately feel the spaciousness: a large living room with hardwood floors and a cozy gas fireplace, an oversized dining area perfect for hosting big family or friend gatherings, and a bright kitchen with corner pantry and movable island for added flexibility. Upstairs, the functional layout continues with a convenient laundry area outside the bedrooms, a small bonus room/den, and three bedrooms. The primary suite stands out with raised ceiling, plenty of natural light, and its own 4-piece ensuite. The two additional bedrooms share a handy Jack & Jill bathroom. The fully developed basement adds even more living space, featuring a separate entrance, kitchenette, two bedrooms, and a recently renovated 4-piece bathroom—ideal for guests or extended family. Outside, enjoy a large deck for summer entertaining, double swinging gate access for extra convenience, a double detached garage, and side-by-side parking for two more vehicles. There's truly room for everyone—and everything—here! Don't miss your chance to own this surprisingly spacious, thoughtfully designed home with incredible parking flexibility!

Inclusions:
Property Listed By: Fridge x 2, dishwasher, OTR microwave, stackable washer and dryer, stove, washer, dryer in bsmt, garage door opener & remote, all existing window coverings
RE/MAX Connect

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









