

\$469,900 - 228 Coyote Crescent, Fort McMurray

MLS® #A2210760

\$469,900

4 Bedroom, 4.00 Bathroom, 1,552 sqft
Residential on 0.07 Acres

Timberlea, Fort McMurray, Alberta

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 or suite potential. 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.

Built in 2007

Essential Information

MLS® #	A2210760
Price	\$469,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,552
Acres	0.07
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	228 Coyote Crescent
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 0C6

Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Kitchen Island, Pantry, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Freezer, Microwave, Other, Refrigerator, See Remarks, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Awning(s), BBQ gas line
Lot Description	Back Lane, Back Yard, Few Trees, Front Yard, Garden, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	April 14th, 2025
Days on Market	23
Zoning	R1S

Listing Details

Listing Office	ROYAL LEPAGE BENCHMARK
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