

# \$459,900 - 228 Coyote Crescent, Fort McMurray

MLS® #A2210760

**\$459,900**

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. 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          | \$459,900   |
| 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 | BBQ gas line, Awning(s)   |
| 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 | 125              |
| Zoning         | R1S              |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | ROYAL LEPAGE BENCHMARK |
|----------------|------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.