

# \$489,900 - 136 Coyote Crescent, Fort McMurray

MLS® #A2237592

**\$489,900**

5 Bedroom, 4.00 Bathroom, 1,724 sqft

Residential on 0.11 Acres

Timberlea, Fort McMurray, Alberta

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!

Built in 2006

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2237592    |
| Price          | \$489,900   |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,724       |
| Acres          | 0.11        |
| Year Built     | 2006        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 136 Coyote Crescent |
| Subdivision | Timberlea           |
| City        | Fort McMurray       |
| County      | Wood Buffalo        |
| Province    | Alberta             |
| Postal Code | T9K 0C7             |

### Amenities

|                |   |
|----------------|---|
| Parking Spaces | 4   |
| Parking        | Double Garage Detached, Off Street, Parking Pad |
| # of Garages   | 2   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Kitchen Island, Open Floorplan, Separate Entrance, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)    |
| Appliances        | Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, See Remarks, Stove(s), Washer, Window Coverings |
| Heating           | Fireplace(s), Forced Air   |

|                 |                                       |
|-----------------|---------------------------------------|
| Cooling         | None                                  |
| Fireplace       | Yes                                   |
| # of Fireplaces | 1                                     |
| Fireplaces      | Gas                                   |
| Has Basement    | Yes                                   |
| Basement        | Exterior Entry, Finished, Full, Suite |

## Exterior

|                   |                                  |
|-------------------|----------------------------------|
| Exterior Features | None                             |
| Lot Description   | Back Lane, Back Yard, Landscaped |
| Roof              | Asphalt Shingle                  |
| Construction      | Vinyl Siding                     |
| Foundation        | Poured Concrete                  |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 11th, 2025 |
| Days on Market | 3               |
| Zoning         | R1S             |

## Listing Details

|                |                |
|----------------|----------------|
| Listing Office | RE/MAX Connect |
|----------------|----------------|

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