

# \$575,000 - 236 Crown Creek Lane, Fort McMurray

MLS® #A2252089

**\$575,000**

5 Bedroom, 3.00 Bathroom, 1,521 sqft

Residential on 0.11 Acres

Timberlea, Fort McMurray, Alberta

Welcome to 236 Crown Creek Lane: a beautifully maintained raised bungalow in the heart of Timberlea. Tucked away on a quiet street and just steps from schools, parks, and shopping, this home is move-in ready and available for immediate possession. From the heated attached double garage with sleek epoxy floors to the charming covered front porch and bold green-and-black exterior, curb appeal and pride of ownership shine through the moment you arrive.

Step inside to a bright and welcoming main floor where hardwood floors flow through the living room, complete with built-in shelving around the TV for both style and function. The eat-in kitchen blends warmth with modern touches, featuring freshly painted cabinets, granite counters, stainless steel appliances, and updated lighting that adds the perfect finishing touch. The main level offers three spacious bedrooms and two full bathrooms, including a primary retreat with a walk-in closet and ensuite.

Designed for both relaxation and entertaining, the backyard is a true highlight with its two-tiered deck, newer hot tub and gazebo, and a cozy fire pit space for gathering with friends and family.

The fully developed lower level brings even more to love with a large in-law suite and private side entry. With two oversized bedrooms, a den, four-piece bathroom, its own kitchen, separate laundry, and generous living



space, itâ€™s the perfect setup for extended family, guests, or growing households needing flexibility.

Combining comfort, versatility, and location, this Timberlea home is the total package.

Stylish, functional, and ready for its next chapter.

Built in 2005

**Essential Information**

MLS® #	A2252089
Price	\$575,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,521
Acres	0.11
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	236 Crown Creek Lane
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 2T9

**Amenities**

Parking Spaces	4
Parking	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Heated Garage, Parking Pad
# of Garages	2

**Interior**

Interior Features	Chandelier, Granite Counters, Kitchen Island, No Smoking Home, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

## Exterior

Exterior Features	Fire Pit, Lighting, Private Yard
Lot Description	Back Yard, Front Yard, Landscaped, Low Maintenance Landscape, Standard Shaped Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	August 29th, 2025
Days on Market	1
Zoning	R1S

## Listing Details

Listing Office	The Agency North Central Alberta
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