

\$450,000 - 216 Coyote Crescent, Fort McMurray

MLS® #A2263224

\$450,000

4 Bedroom, 3.00 Bathroom, 1,444 sqft

Residential on 0.10 Acres

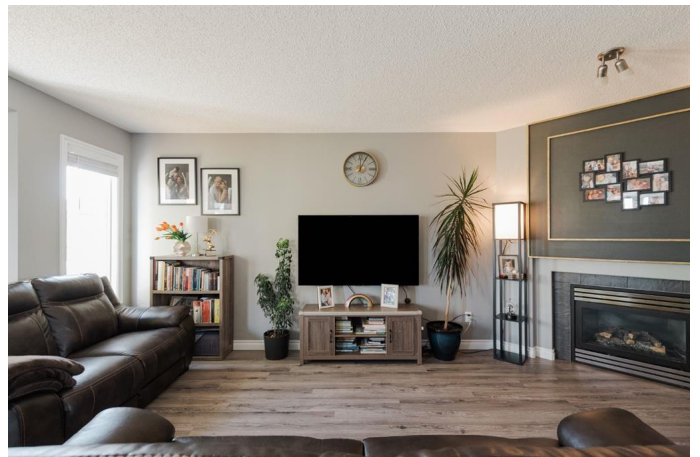
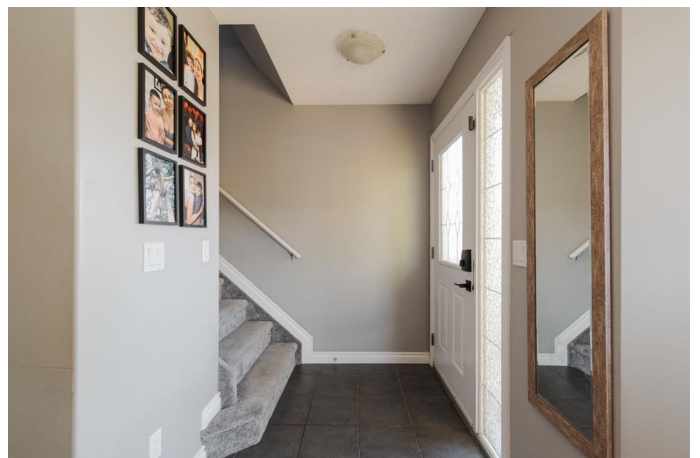
Timberlea, Fort McMurray, Alberta

Welcome to 216 Coyote Crescent, a beautifully updated two-storey home in a quiet, family-friendly Timberlea neighbourhood just steps from parks, trails and schools.

Thoughtfully modernized and offering exceptional versatility, this property features a self-contained lower-level illegal suite currently operating as a successful Airbnb with a 4.92 rating and 72 reviews, making it an attractive opportunity for homeowners seeking flexibility.

The exterior offers great curb appeal with a wide concrete walkway coupled with a low-maintenance backyard designed for easy living. The newly built fence at the back includes a wide gate for RV access, and a large concrete pad spans most of the yard. An extended back deck offers plenty of outdoor living space, finished with a privacy wall and deck lighting to create a cozy atmosphere in the evenings. Two sheds provide excellent storage, one of which is insulated and the soft hot tub is a place you can relax in after a long day.

Inside, the main level offers a warm and modern aesthetic with laminate floors and a comfortable living room anchored by a gas fireplace and grey and gold accent wall. The kitchen has been refreshed with painted cabinetry, modern gold hardware, new countertops and a floating island offering additional prep space. A pantry offers practical storage, and brand-new appliances—including the fridge, stove, dishwasher and microwave—all installed in



2025, complete the space. A powder room and main floor laundry add everyday convenience. Upstairs are three generously sized bedrooms, all with laminate flooring. The primary bedroom features a big walk-in closet and direct access to the shared four-piece bathroom, updated with a new vanity in 2021. This level is bright and functional, perfect for families or professionals.

The lower level of this home is a standout feature. With its own separate entrance and wide staircase, the space has been used as a high-performing Airbnb for the last two years. Designed as a self-contained suite, it includes its own laundry, kitchenette and full bathroom. The kitchenette has matching cabinetry, an electric cooktop with proper venting, and small appliances including a fridge, toaster oven and microwave. The full bathroom features in-floor heating, an LED mirror and a clean modern finish. The bedroom is spacious with a large walk-in closet, and additional furnace vents were added for improved heating and cooling. Basement furniture can be negotiated. Additional updates and features include a new hot water tank in 2022, central air conditioning and a fire hydrant conveniently located in the front yard.

With modern updates and in move-in-ready condition, this home is an ideal choice for first-time buyers, investors or anyone needing extra space without compromising comfort or location. Schedule your private tour today.

Built in 2007

Essential Information

MLS® #	A2263224
Price	\$450,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2

Half Baths	1
Square Footage	1,444
Acres	0.10
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	216 Coyote Crescent
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 0C6

Amenities

Parking Spaces	4
Parking	Alley Access, Driveway, Off Street, On Street, Parking Pad, Side By Side

Interior

Interior Features	Kitchen Island, Laminate Counters, No Smoking Home, Pantry, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Exterior Entry, Suite

Exterior

Exterior Features	Lighting, Private Yard, Storage
Lot Description	Back Yard, Front Yard, Landscaped, Lawn, Low Maintenance Landscape

Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 11th, 2025
Days on Market	5
Zoning	R1S

Listing Details

Listing Office	The Agency North Central Alberta
----------------	----------------------------------

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.