

\$409,900 - 109 Coles Bay, Fort McMurray

MLS® #A2263801

\$409,900

4 Bedroom, 4.00 Bathroom, 1,328 sqft

Residential on 0.11 Acres

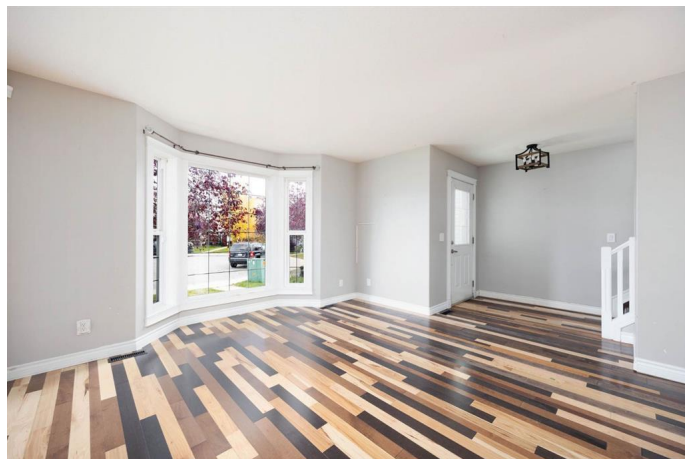
Timberlea, Fort McMurray, Alberta

EXTRA PARKING! Pie-shaped lot! Cul-de-sac location! Welcome to 109 Coles Bay – this property stands out with its double detached garage plus room to park two more vehicles beside it. Whether you have an RV, boat, or extra vehicles, this home has the space you need! Inside, you’ll find a welcoming living room that flows into an eat-in kitchen featuring white cabinetry, a corner pantry, and patio doors leading to the backyard. The main floor also offers a convenient powder room with laundry. Upstairs, there’s a 4PC main bathroom, 2 children’s bedrooms, and a primary suite with a private 3PC ensuite. The fully developed basement includes a large family room and a 4th bedroom with its own 4PC ensuite – perfect for guests or teens. Enjoy a spacious backyard with a large deck and plenty of room to play, garden, or relax. Located within walking distance to Timberlea Athletic Park, St. Martha’s School, and Christina Gordon Elementary, this home is perfect for families on the go. Sold as is where is!

Built in 2003

Essential Information

MLS® #	A2263801
Price	\$409,900
Bedrooms	4
Bathrooms	4.00



Full Baths	3
Half Baths	1
Square Footage	1,328
Acres	0.11
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	109 Coles Bay
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 2P8

Amenities

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

Interior

Interior Features	Pantry, See Remarks, Vinyl Windows, Sump Pump(s)
Appliances	See Remarks
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

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

Additional Information

Date Listed	October 17th, 2025
Days on Market	2
Zoning	R1S

Listing Details

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

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.