

**232 Coyote Crescent  
Fort McMurray, Alberta**

**MLS # A2163607**



## \$449,900

<b>Division:</b>	Timberlea		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,582 sq.ft.	<b>Age:</b>	2007 (17 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 2 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Front Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Other, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1S
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Built-in Features, Central Vacuum, Kitchen Island, Storage, Wired for Sound		

**Inclusions:** Garage Heater, Paradigm surround sound speaker system

Welcome to 232 Coyote Crescent in the heart of Timberlea! This beautiful 3+1 bedroom home, with two full bathrooms and two half bathrooms, offers 1582 sq.ft. of thoughtfully designed living space. Featuring hardwood floors and a gas fireplace that can heat up to 5,000 sq.ft., this home exudes both comfort and style. On the main floor, you'll find a cozy living room with a charming bay window, perfect for soaking in natural light. The living space is enhanced by a Paradigm surround sound speaker system, complete with jack and power for a bass speaker beside the fireplace. The kitchen just around the corner includes an island, pantry, and room for a formal dining table, making it perfect for both everyday living and entertaining. One feature the current owners really enjoyed was the double french doors leading out the large back deck. Enjoy outdoor living with the natural gas line for your BBQ, perfect for summer evenings. A 2-piece bathroom between the living room and kitchen completes the main floor. Upstairs, enjoy the convenience of upper-floor laundry. The spacious primary bedroom includes a walk-in closet and a 4-piece ensuite - but the best feature is the large bay window, perfect to enjoy a good book after a long day. Also upstairs are two additional bedrooms, both a great size, as well as another 4-piece bathroom. Downstairs, the partially finished basement is designed with in-floor heating capability (no boiler needed, can run off the hot water tank), an additional washer/dryer hookup, and epoxy floors. There's ample storage space, a large rec room and also another oversized bedroom. The double detached garage is a dream for any homeowner, featuring extra-high ceilings, an oversized heater, and room to accommodate two full-sized trucks. The extra-wide stairs and double garage doors with man-door access provide added convenience.

This home is A/C ready, has central vac, and was over insulated to ensure the heat stays in, which your utility bills will thank you for. This home truly has it all &ndash; modern comforts, thoughtful upgrades, and a fantastic location close to schools, parks, and all Timberlea has to offer. Don&rsquo;t miss out on this incredible opportunity!