

**228 Coyote Crescent  
Fort McMurray, Alberta**

**MLS # A2164566**



## \$469,900

<b>Division:</b>	Timberlea		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,550 sq.ft.	<b>Age:</b>	2007 (17 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Garden, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R1S
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Pantry, Walk-In Closet(s)		

**Inclusions:** Stand up freezer.

Welcome to 228 Coyote Crescent; Discover this well-loved and maintained two-storey home, cared for by the original owners, and nestled in a quiet, family-friendly neighbourhood. Curb appeal shines with a concrete front path, covered porch, and mature tree gardens, offering a welcoming first impression. The yard provides ample space for outdoor enjoyment, complete with a back deck and parking beside the detached garage. Step inside to find beautiful hardwood floors that run throughout the main level. The large front living room, anchored by a cozy gas fireplace, is perfect for gatherings. The eat-in kitchen features hardwood flooring, an eat-up island, corner pantry, and stainless steel appliances, making it both functional and stylish. A convenient powder room completes the main floor. Upstairs, you'll find plush carpet throughout, a four-piece bathroom, and three spacious bedrooms, including the primary with a walk-in closet and ensuite. The fully developed basement offers additional living space, two large bedrooms with hardwood stairs leading down. The laundry area is located here, equipped with stacked appliances, and extra space for storage. A separate entrance adds potential for guest accommodation or the future development a rental suite. Outdoor living is a highlight with a private back deck, equipped with a gas line for BBQs. The 16x22 detached garage features a loft for extra storage. Recent upgrades include new shingles (2016) and updated siding on both the house and garage (2022). This home showcases pride of ownership and is located close to parks, schools, and all the conveniences of family living. Don't miss your chance to call this charming property home. Schedule your tour today!