

**228 Coyote Crescent
Fort McMurray, Alberta****MLS # A2210760****\$469,900**

Division:	Timberlea		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,552 sq.ft.	Age:	2007 (18 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Garden, Landscaped		

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

Inclusions: Refrigerator, Stove, Dishwasher, Microwave, Stand Up Freezer, Washer, Dryer, Central Air Conditioner, All Window Coverings, and Garage Remote.

Welcome to 228 Coyote Crescent, a beautifully bright and well-loved five-bedroom detached family home nestled in the desirable Upper Timberlea neighbourhood. Thoughtfully designed with a growing family in mind, this residence blends comfort, style, and functionality. Step onto the charming front porch and into a welcoming foyer, complete with a coat closet and a tucked-away two-piece powder room. The main floor features new luxury vinyl plank flooring, setting a warm and contemporary tone throughout the space. The spacious living room is flooded with natural light from an abundance of windows anchored by a statement-making fireplace, creating a perfect setting for relaxation or entertaining. The eat-in kitchen is equally impressive, outfitted with striking countertops, quality Kitchen Craft cabinetry, a corner pantry, and a generous dining area—ideal for family meals and gatherings. Upstairs, the serene primary suite offers a peaceful retreat, complete with a walk-in closet and a private four-piece ensuite. Two additional well-proportioned bedrooms, a second four-piece bathroom, and a large walk-in linen closet provide ample space and storage for family and guests alike. The lower level extends the home's living space with a versatile recreation room, a three-piece bathroom, plenty of storage, and a separate side entrance—adding flexibility for future guest accommodations or suite potential. Outdoor living is equally inviting, featuring a private rear deck equipped with a built-in gas line for effortless barbecuing. The 15x21 detached garage includes a spacious loft, offering excellent storage solutions. Recent upgrades reflect the home's meticulous upkeep, including new shingles (2016) and updated siding on both the home and garage (2022). Ideally situated in a quiet, family-friendly neighbourhood close to parks, schools, and

everyday conveniences, this property is a shining example of pride of ownership. Don't miss your opportunity to call this exceptional home your own—schedule your private tour today.