

\$479,900 - 136 Coyote Crescent, Fort McMurray

MLS® #A2237592

\$479,900

5 Bedroom, 4.00 Bathroom, 1,724 sqft

Residential on 0.11 Acres

Timberlea, Fort McMurray, Alberta

SPACIOUS LANEWAY HOME WITH EXCEPTIONAL PARKING – OVER 1700 SQFT! Discover the difference space makes! This isn't your average laneway home – boasting over 1700 sqft of living space, plus a double detached garage and room to park two more vehicles right beside it. Whether you have an RV, boat, or extra cars, this home has parking covered. Step inside and you'll immediately feel the spaciousness: a large living room with hardwood floors and a cozy gas fireplace, an oversized dining area perfect for hosting big family or friend gatherings, and a bright kitchen with corner pantry and movable island for added flexibility. Upstairs, the functional layout continues with a convenient laundry area outside the bedrooms, a small bonus room/den, and three bedrooms. The primary suite stands out with raised ceiling, plenty of natural light, and its own 4-piece ensuite. The two additional bedrooms share a handy Jack & Jill bathroom. The fully developed basement adds even more living space, featuring a separate entrance, kitchenette, two bedrooms, and a recently renovated 4-piece bathroom – ideal for guests or extended family. Outside, enjoy a large deck for summer entertaining, double swinging gate access for extra convenience, a double detached garage, and side-by-side parking for two more vehicles. The shingles were replaced in 2024. There's truly room for everyone – and everything – here! Don't miss your chance to own this



surprisingly spacious, thoughtfully designed
home with incredible parking flexibility!

Built in 2006

Essential Information

MLS® #	A2237592
Price	\$479,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,724
Acres	0.11
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	136 Coyote Crescent
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 0C7

Amenities

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

Interior

Interior Features	Kitchen Island, Open Floorplan, Separate Entrance, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, See Remarks, Stove(s), Washer, Window Coverings
Heating	Fireplace(s), Forced Air

Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Exterior Entry, Suite

Exterior

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

Additional Information

Date Listed	July 11th, 2025
Days on Market	72
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.