

# \$399,900 - 109 Coles Bay, Fort McMurray

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MLS® #A2263801

**\$399,900**

4 Bedroom, 4.00 Bathroom, 1,328 sqft

Residential on 0.11 Acres

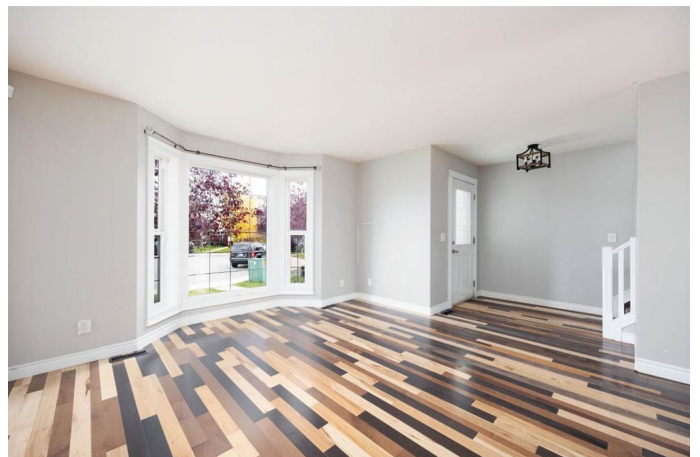
Timberlea, Fort McMurray, Alberta

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     | \$399,900 |
| 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, Sump Pump(s), Vinyl Windows |
| Appliances        | See Remarks                                      |
| Heating           | Forced Air                                       |
| Cooling           | None                                             |
| Has Basement      | Yes                                              |
| Basement          | 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 | 21                 |
| Zoning         | R1S                |

### **Listing Details**

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

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