



GRASSROOTS
REALTY GROUP

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**136 Coyote Crescent
Fort McMurray, Alberta**

MLS # A2237592



\$489,900

| | | | |
|------------------|---|---------------|-------------------|
| Division: | Timberlea | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,724 sq.ft. | Age: | 2006 (19 yrs old) |
| Beds: | 5 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Detached, Off Street, Parking Pad | | |
| Lot Size: | 0.11 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Landscaped | | |

| | | | |
|--------------------|---|-------------------|-----|
| Heating: | Fireplace(s), Forced Air | Water: | - |
| Floors: | Carpet, Hardwood, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Separate/Exterior Entry, Finished, Full, Suite | LLD: | - |
| Exterior: | Vinyl Siding | Zoning: | R1S |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Kitchen Island, Open Floorplan, Separate Entrance, Sump Pump(s), Vinyl Windows, Walk-In Closet(s) | | |

Inclusions: Fridge x 2, dishwasher, OTR microwave, stackable washer and dryer, stove, washer, dryer in bsmt, garage door opener & remote, all existing window coverings

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. 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!