



GRASSROOTS
REALTY GROUP

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**236 Crown Creek Lane
Fort McMurray, Alberta**

MLS # A2252089



\$538,000

Division:	Timberlea		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,521 sq.ft.	Age:	2005 (20 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Low Maintenance Landscape, Standard		

Heating:	Forced Air	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1S
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Granite Counters, Kitchen Island, No Smoking Home, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Fridge x2, Microwave x2, Stove x2, Dishwasher x2, Washer & Dryer x2, Gazebo, Garage Heater, Hot Tub, Furniture - Negotiable

Welcome to 236 Crown Creek Lane: a beautifully maintained raised bungalow in the heart of Timberlea. Tucked away on a quiet street and just steps from schools, parks, and shopping, this home is move-in ready and available for immediate possession. From the heated attached double garage with sleek epoxy floors to the charming covered front porch and bold green-and-black exterior, curb appeal and pride of ownership shine through the moment you arrive. Step inside to a bright and welcoming main floor where hardwood floors flow through the living room, complete with built-in shelving around the TV for both style and function. The eat-in kitchen blends warmth with modern touches, featuring freshly painted cabinets, granite counters, stainless steel appliances, and updated lighting that adds the perfect finishing touch. The main level offers three spacious bedrooms and two full bathrooms, including a primary retreat with a walk-in closet and ensuite. Designed for both relaxation and entertaining, the backyard is a true highlight with its two-tiered deck, newer hot tub and gazebo, and a cozy fire pit space for gathering with friends and family. The fully developed lower level brings even more to love with a large in-law suite and private side entry. With two oversized bedrooms, a den, four-piece bathroom, its own kitchen, separate laundry, and generous living space, it's the perfect setup for extended family, guests, or growing households needing flexibility. Combining comfort, versatility, and location, this Timberlea home is the total package. Stylish, functional, and ready for its next chapter.