



GRASSROOTS
REALTY GROUP

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

MLS # A2257071



\$549,990

Division:	Timberlea		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,962 sq.ft.	Age:	2005 (20 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Driveway, Garage Door Opener		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Dog Run Fenced In,		

Heating:	In Floor, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle, See Remarks	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Mixed, Vinyl Siding, Wood Frame	Zoning:	R1S
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Closet Organizers, Granite Counters, Kitchen Island, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: Fridge, stove, dishwasher, OTR microwave, washer, dryer. Overhead garage door and 2 remotes, garage shelves, AC unit, window blinds, shed, speakers in bonus room (as is)

Welcome to 237 Crown Creek Lane – the perfect family home in one of Fort McMurray’s most desirable locations. Tucked away on a quiet cul-de-sac and backing directly onto Christina Gordon and St. Martha’s elementary school grounds, this nearly 2,000 sq ft, 5-bedroom, 3.5-bath home offers space, comfort, and smart upgrades throughout. Located in the McTavish High School catchment, the setting is ideal for growing families. Step inside to an open-concept main floor with a bright living room anchored by a stone-faced gas fireplace, a spacious dining area, and a custom kitchen featuring a large island with eat-up bar, granite counters, corner pantry, and newer appliances. Hardwood flooring, ceramic tile, and a convenient main-floor laundry room add function. Upstairs, a massive bonus room with vaulted ceilings, built-in cabinetry and a second gas fireplace offers the perfect spot for movie nights or a kids’ hangout. Three bedrooms are also on this level, including a generous primary suite with walk-in closet and a spa-like ensuite complete with corner jetted tub, double sinks and separate shower. The fully finished basement provides even more living space with two additional bedrooms, a full bath, and a large rec room complete with in-floor heating. Enjoy summer evenings in the large fenced yard on the oversized deck. Additional features include an attached heated double garage, new furnace in 2023, and just replaced in September 2025 - a new roof for peace of mind. This is more than a house; it’s a true family home in a location you’ll love.