



**GRASSROOTS**  
REALTY GROUP

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**216 Coyote Crescent  
Fort McMurray, Alberta**

**MLS # A2263224**



**\$450,000**

<b>Division:</b>	Timberlea		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,444 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Alley Access, Driveway, Off Street, On Street, Parking Pad, Side By Side		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Lawn, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R1S
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Laminate Counters, No Smoking Home, Pantry, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** Shed x2, Basement: toaster oven, fridge, microwave, electric cooktop, washer and dryer, furniture negotiable.

Welcome to 216 Coyote Crescent, a beautifully updated two-storey home in a quiet, family-friendly Timberlea neighbourhood just steps from parks, trails and schools. Thoughtfully modernized and offering exceptional versatility, this property features a self-contained lower-level illegal suite currently operating as a successful Airbnb with a 4.92 rating and 72 reviews, making it an attractive opportunity for homeowners seeking flexibility. The exterior offers great curb appeal with a wide concrete walkway coupled with a low-maintenance backyard designed for easy living. The newly built fence at the back includes a wide gate for RV access, and a large concrete pad spans most of the yard. An extended back deck offers plenty of outdoor living space, finished with a privacy wall and deck lighting to create a cozy atmosphere in the evenings. Two sheds provide excellent storage, one of which is insulated and the soft hot tub is a place you can relax in after a long day. Inside, the main level offers a warm and modern aesthetic with laminate floors and a comfortable living room anchored by a gas fireplace and grey and gold accent wall. The kitchen has been refreshed with painted cabinetry, modern gold hardware, new countertops and a floating island offering additional prep space. A pantry offers practical storage, and brand-new appliances—including the fridge, stove, dishwasher and microwave—all installed in 2025, complete the space. A powder room and main floor laundry add everyday convenience. Upstairs are three generously sized bedrooms, all with laminate flooring. The primary bedroom features a big walk-in closet and direct access to the shared four-piece bathroom, updated with a new vanity in 2021. This level is bright and functional, perfect for families or professionals. The lower level of this home is a standout feature. With its own

separate entrance and wide staircase, the space has been used as a high-performing Airbnb for the last two years. Designed as a self-contained suite, it includes its own laundry, kitchenette and full bathroom. The kitchenette has matching cabinetry, an electric cooktop with proper venting, and small appliances including a fridge, toaster oven and microwave. The full bathroom features in-floor heating, an LED mirror and a clean modern finish. The bedroom is spacious with a large walk-in closet, and additional furnace vents were added for improved heating and cooling. Basement furniture can be negotiated. Additional updates and features include a new hot water tank in 2022, central air conditioning and a fire hydrant conveniently located in the front yard. With modern updates and in move-in-ready condition, this home is an ideal choice for first-time buyers, investors or anyone needing extra space without compromising comfort or location. Schedule your private tour today.