



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

109 Coles Bay
Fort McMurray, Alberta

MLS # A2263801



\$409,900

Division:	Timberlea		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,328 sq.ft.	Age:	2003 (22 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Off Street, Parking Pad		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1S
Foundation:	Poured Concrete	Utilities:	-
Features:	Pantry, See Remarks, Sump Pump(s), Vinyl Windows		

Inclusions: SOLD AS IS WHERE IS

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!