



**249 Coyote Crescent  
Fort McMurray, Alberta**

**MLS # A2300545**



**\$649,900**

<b>Division:</b>	Timberlea		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,806 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Gazebo, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding	<b>Zoning:</b>	R1S
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Quartz Counters, Vaulted Ceiling(s), Vinyl Windows, Wired for Sound		

**Inclusions:** Fridge, Stove, Dishwasher, Washer/Dryer, Central A/C, Garage Heater, Garage Door opener with remote, Gazebo, All window coverings, Theatre room couch X2, Theatre chair, Theatre room cabinet with bar fridge & receivers, OTR microwave, Water softener, Security system (Hardware Only), Outside sheds X2, Sound system will include the Onkyo 9.2 Doubly Atmos receiver plus built in speakers X7.

Step into this beautifully appointed modified bi-level, where soaring vaulted ceilings and gleaming hardwood floors create an immediate sense of space and sophistication. Designed with both style and functionality in mind, the open-concept kitchen and living area offer the perfect atmosphere for everyday living and effortless entertaining. The chef-inspired kitchen is a true centerpiece, showcasing rich espresso maple cabinetry, a large walk-in pantry, sleek stainless steel appliances, quartz counter tops and an oversized island ideal for gathering. A bright dining nook overlooks the fully landscaped backyard and provides seamless access to the back deck—perfect for summer evenings and outdoor enjoyment. Unwind in the inviting living room, where a cozy fireplace sets the tone for relaxation, while the expansive great room offers an ideal space to host family and friends in comfort and style. Privately situated above the garage, the spacious primary retreat is a true sanctuary, complete with a walk-in closet and a well-appointed full ensuite. The main level is thoughtfully designed with two additional generous bedrooms, a full bathroom, and the convenience of main floor laundry. Large windows throughout flood the home with natural light, highlighting the high-end finishes and tasteful décor that carry throughout. The fully developed basement elevates this home to the next level—featuring an incredible custom theatre room designed for the ultimate cinematic experience. Enjoy reclining lounge seating, tiered viewing, ambient LED lighting, dimmable pot lights, and crystal-clear sound—bringing movie nights to life like never before. More recent reno's include; new 50 year roof, increased attic insulation for better efficiency, Newer hot water tank, upgraded carpet, counter tops, washer & dryer, water softener, stove, dishwasher, fridge and

more! This exceptional home offers the perfect blend of elegance, comfort, and entertainment&mdash;an opportunity not to be missed.