

# **\$534,900 - 236 Crown Creek Lane, Fort McMurray**

MLS® #A2214694

**\$534,900**

5 Bedroom, 3.00 Bathroom, 1,401 sqft

Residential on 0.11 Acres

Timberlea, Fort McMurray, Alberta

Welcome to 236 Crown Creek Lane! This stunning home features 5 bedrooms 3 bathrooms, a separate entrance basement suite, Oversized garage and is situated in a quiet cul-de-sac in Timberlea, on a large lot is within walking distance to schools, parks, walking paths, shopping and so much more! As you enter the foyer of the home you will notice the Freshly Painted Main Living Area, Vaulted ceilings, Hard wood floors, Large windows allowing tons of natural light into your stunning living room with a built in entertainment system. Just off of the living room is your modernized kitchen featuring granite counter tops, stainless steel appliances, tons of storage, a large kitchen island, and open concept into your dining area perfect for entertaining. The dining room opens up to your own private fully fenced backyard featuring a large deck perfect for BBQing, firepit, patio furniture and your own hot tub covered by a gazebo. Also located off the dining room is your master-bedroom featuring a large walk in closet and full en-suite. There is 2 additional large bedrooms located in the front of the house with its own full bathroom, this home's laundry is conveniently located on the same floor as the bedrooms. This home boasts a oversized heated double car garage perfect for big trucks, toys or your own hangout area! The large basement suite is sure to impress and perfect for additional income! The basement suite features a full bright white kitchen, 2



bedrooms 1 bath, a breakfast area, den, its own in suite laundry, massive living room and large windows allowing in tons of natural light you wouldn't even know you were in the basement! This basement is the same size as the upper level and if you didn't want the suite you could easily make it apart of your family home. The hot water tank was replaced in 2019 and the Furnace was replaced May 2023. This stunning home and quiet neighborhood is sure to impress and steps away from 2 elementary schools, 2 high schools, bus stops, shopping and many more amenities. Call today for your personal tour!

Built in 2005

### **Essential Information**

MLS® #	A2214694
Price	\$534,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,401
Acres	0.11
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	236 Crown Creek Lane
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K2T9

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Heated Garage, Oversized, Parking Pad, Enclosed
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Closet Organizers, Granite Counters, See Remarks, Separate Entrance
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

### Exterior

Exterior Features	Other
Lot Description	Back Yard, Corner Lot, Cul-De-Sac, Landscaped, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	April 28th, 2025
Days on Market	58
Zoning	R1S

### Listing Details

Listing Office	COLDWELL BANKER UNITED
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