

# \$538,000 - 236 Crown Creek Lane, Fort McMurray

MLS® #A2252089

**\$538,000**

5 Bedroom, 3.00 Bathroom, 1,521 sqft

Residential on 0.11 Acres

Timberlea, Fort McMurray, Alberta

Welcome to 236 Crown Creek Lane: a beautifully maintained raised bungalow in the heart of Timberlea. Tucked away on a quiet street and just steps from schools, parks, and shopping, this home is move-in ready and available for immediate possession. From the heated attached double garage with sleek epoxy floors to the charming covered front porch and bold green-and-black exterior, curb appeal and pride of ownership shine through the moment you arrive.

Step inside to a bright and welcoming main floor where hardwood floors flow through the living room, complete with built-in shelving around the TV for both style and function. The eat-in kitchen blends warmth with modern touches, featuring freshly painted cabinets, granite counters, stainless steel appliances, and updated lighting that adds the perfect finishing touch. The main level offers three spacious bedrooms and two full bathrooms, including a primary retreat with a walk-in closet and ensuite.

Designed for both relaxation and entertaining, the backyard is a true highlight with its two-tiered deck, newer hot tub and gazebo, and a cozy fire pit space for gathering with friends and family.

The fully developed lower level brings even more to love with a large in-law suite and private side entry. With two oversized bedrooms, a den, four-piece bathroom, its own kitchen, separate laundry, and generous living space, it's the perfect setup for extended



family, guests, or growing households needing flexibility.  
Combining comfort, versatility, and location, this Timberlea home is the total package. Stylish, functional, and ready for its next chapter.

Built in 2005

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2252089    |
| Price          | \$538,000   |
| Bedrooms       | 5           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,521       |
| Acres          | 0.11        |
| Year Built     | 2005        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 236 Crown Creek Lane |
| Subdivision | Timberlea            |
| City        | Fort McMurray        |
| County      | Wood Buffalo         |
| Province    | Alberta              |
| Postal Code | T9K 2T9              |

**Amenities**

|                |                                                                                                                   |
|----------------|-------------------------------------------------------------------------------------------------------------------|
| Parking Spaces | 4                                                                                                                 |
| Parking        | Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Heated Garage, Parking Pad |
| # of Garages   | 2                                                                                                                 |

**Interior**

|                   |                                                                |
|-------------------|----------------------------------------------------------------|
| Interior Features | Chandelier, Granite Counters, Kitchen Island, No Smoking Home, |
|-------------------|----------------------------------------------------------------|

|              |                                                                                                                |
|--------------|----------------------------------------------------------------------------------------------------------------|
|              | Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)                                                   |
| Appliances   | Central Air Conditioner, Dishwasher, Garage Control(s), Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating      | Forced Air                                                                                                     |
| Cooling      | Central Air                                                                                                    |
| Has Basement | Yes                                                                                                            |
| Basement     | Exterior Entry, Finished, Full, Suite                                                                          |

## Exterior

|                   |                                                                                   |
|-------------------|-----------------------------------------------------------------------------------|
| Exterior Features | Fire Pit, Lighting, Private Yard                                                  |
| Lot Description   | Back Yard, Front Yard, Landscaped, Low Maintenance Landscape, Standard Shaped Lot |
| Roof              | Asphalt Shingle                                                                   |
| Construction      | Vinyl Siding                                                                      |
| Foundation        | Poured Concrete                                                                   |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 29th, 2025 |
| Days on Market | 18                |
| Zoning         | R1S               |

## Listing Details

|                |                                  |
|----------------|----------------------------------|
| Listing Office | The Agency North Central Alberta |
|----------------|----------------------------------|

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