



GRASSROOTS
REALTY GROUP

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**181 Coyote Crescent
Fort McMurray, Alberta**

MLS # A2321903



\$549,900

Division:	Timberlea		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,185 sq.ft.	Age:	2006 (20 yrs old)
Beds:	5	Baths:	3
Garage:	Heated Garage, Single Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Few Trees, Landscaped, Standard Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1S
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Laminate Counters, Separate Entrance, Storage, Walk-In Closet(s)		

Inclusions: Fridge X2, Stove, Dishwasher X2, OTR Microwave, Washer, Dryer, A/C, All Window Coverings, Raised Flowerbeds, and Garage Heater, Central Vac.

Welcome to 181 Coyote Crescent, a stunning home that seamlessly blends elegance, versatility, and exceptional pride of ownership. Meticulously maintained and presented in true show-home condition, this 1,185 sq ft residence offers 5 bedrooms, 3 full bathrooms, and a thoughtfully designed layout ideal for growing families, multi-generational living, or those seeking flexible space to accommodate their future needs. Nestled in a quiet cul-de-sac, the property boasts an oversized driveway, a heated 19' x 25' attached garage, and impressive curb appeal. Step inside to a grand entryway with high ceilings and striking modern maple railings that immediately showcase the quality craftsmanship and stylish finishes found throughout the home. The main living area is warm and inviting, featuring a beautiful stone-clad feature wall, a contemporary fireplace accented by a custom pine mantle, and expansive bay windows that flood the space with natural light. The chef-inspired kitchen is equally impressive, offering rich maple dovetail cabinetry, upgraded LG stainless steel appliances, expansive countertops, a breakfast bar, and an abundance of workspace. Flowing effortlessly into the bright dining area with patio door access to the backyard, this space is perfect for both everyday living and entertaining. The main level is home to three generously sized bedrooms, including a spacious primary retreat complete with a walk-in closet and private 3-piece ensuite. A 4-piece main bathroom completes this level. The fully developed lower level offers exceptional versatility with its separate entrance and direct access to the garage. Featuring a large recreation room with a corner gas fireplace, a convenient kitchenette, two sizeable bedrooms with double-door closets, a full bathroom, laundry area, and dedicated storage room, this space is perfectly suited for multi-generational living,

accommodating extended family, creating a private guest retreat, or adapting to your family's evolving lifestyle needs. Outside, enjoy a fully fenced backyard designed for relaxation and entertaining, complete with a massive deck, raised garden beds, and plenty of room for summer barbecues and outdoor family fun. Additional features include central air conditioning and central vacuum for enhanced comfort and convenience. Recent updates, including modern light fixtures, fresh paint, and updated flooring, further enhance the home's timeless appeal. Combining sophisticated finishes, functional living spaces, and impeccable condition, 181 Coyote Crescent is a rare opportunity to own a truly move-in-ready home that offers exceptional value, flexibility, and style. Check out the photos, floor plans and 3D tour, and call today to book your personal viewing of this fantastic property.