



GRASSROOTS
REALTY GROUP

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**245 Crown Creek Lane
Fort McMurray, Alberta**

MLS # A2335382



\$599,900

Division:	Timberlea		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,510 sq.ft.	Age:	2005 (21 yrs old)
Beds:	4	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Driveway, Off Street, Parking P		
Lot Size:	0.11 Acre		
Lot Feat:	Cul-De-Sac, No Neighbours Behind, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	R1S
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, See Remarks, Separate Entrance, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: Fridge x2, dishwasher x2, stove x2, otr microwave, washer x2, dryer x2, all window coverings, central ac, garage door opener (as is), garage heater

CUL-DE-SAC LOCATION! 5 BEDROOMS! Welcome to 245 Crown Creek Lane, a spacious and versatile family home tucked away on a low-traffic cul-de-sac in one of the most convenient family locations. With approximately 3,000 sq ft of living space, this unique floor plan offers room for everyone, including two living spaces on the main floor plus an additional 1,500 sq ft of finished living space in the basement. Location is a standout feature here, with Christina Gordon and St. Martha Elementary Schools right at the back of the neighbourhood, while Holy Trinity and École McTavish Junior/High Schools are just a couple of blocks away. The main floor is bright and functional, featuring a front living room plus a second family room that is open to the kitchen and dining nook. The spacious kitchen offers plenty of cabinetry and storage, a corner pantry, eat-up island, gas stove and built-in wine rack. Hardwood flooring flows through the kitchen, dining nook and family room. The dining nook leads through patio doors to the southwest-facing fenced backyard, complete with a two-tiered deck, privacy wall on the upper deck, firepit and garden boxes — a great setup for summer entertaining and family time. Also on the main floor is a 4-piece main bathroom and 3 generous bedrooms, including the primary bedroom with walk-in closet and a renovated 3-piece ensuite featuring a new corner shower and the main floor laundry. The bright, above-ground-window basement adds another approximately 1,500 sq ft of living space and offers incredible flexibility. It features a renovated 2-bedroom illegal suite with its own separate entrance, 4-piece bathroom, laundry, second kitchen with stainless steel appliances, butcher block countertops and two-tone cabinetry, plus a huge living room with a gas fireplace. The long list of updates and extras includes no carpet

anywhere, with hardwood, tile and NEW vinyl plank flooring, new interior doors, new trim throughout, renovated basement suite, top-down/bottom-up blinds on the main floor, central A/C, new hot water tank and a heated garage. Big house, big basement, and an unbeatable family-friendly location — 245 Crown Creek Lane offers the space and flexibility that growing families are looking for.