

241 Crown Creek Lane
Fort McMurray, Alberta

MLS # A2295792



\$550,000

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|------------------|---|---------------|-------------------|
| Division: | Timberlea | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,507 sq.ft. | Age: | 2005 (21 yrs old) |
| Beds: | 6 | Baths: | 3 |
| Garage: | Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage | | |
| Lot Size: | 0.11 Acre | | |
| Lot Feat: | Back Yard, Front Yard, No Neighbours Behind | | |

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| Heating: | Forced Air | Water: | - |
| Floors: | Hardwood, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Vinyl Siding | Zoning: | R1S |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Kitchen Island, Laminate Counters, Separate Entrance, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar | | |

Inclusions: Basement: fridge, microwave, washer and dryer. Garage door opener x2, Garage heater, Garage upper and lower cabinets, work bench, Shed, Mail key, house key x2.

Open House Sunday April 12th 2:00pm-3:30pm | Welcome to 241 Crown Creek Lane, a well maintained raised bungalow offering modern curb appeal, a spacious layout, and one of the standout garage setups in the neighbourhood. With its white vinyl exterior, black trim, and dual overhead garage doors, this home makes a strong first impression from the moment you arrive. The covered front porch welcomes you inside to a bright main level featuring hardwood flooring and large windows that fill the living room with natural light. The kitchen offers a functional layout with plenty of cabinet and counter space, a subway tile backsplash, stainless steel appliances, and both an island and eat up peninsula for everyday convenience. Tile flooring runs through the kitchen, dining area, entry, and bathrooms for a clean and cohesive look. Main floor laundry adds to the home's practicality. On the main level, you will find three bedrooms including a spacious primary suite with both a walk in closet and additional wall closet, along with a private ensuite featuring a two person tub and separate shower. The additional bedrooms are well sized, and a full bathroom completes the main level. Hardwood flooring continues through the bedrooms, offering a low maintenance and modern feel throughout. The separate entry fully developed basement offers even more expansive living space with a large family room, wet bar with eat up area, three additional bedrooms, and a three piece bathroom. With its side entry, this level provides excellent flexibility for guests, extended family, or future use options. Outside, enjoy a large two tiered deck overlooking the fully fenced yard that backs directly onto a school with convenient gate access. A shed provides additional storage, and the yard offers a great space for families or entertaining. One of the home's most impressive features is the massive

attached double garage. Heated with high ceilings, epoxy floors, built in upper and lower cabinetry, and a workbench, this space is ideal for projects, storage, or anyone needing a true functional garage. Additional highlights include central air conditioning installed in 2025 and a layout designed for comfortable everyday living. 241 Crown Creek Lane offers space, functionality, and an incredible garage in a family friendly location close to schools and amenities. Schedule your private showing today.