

\$439,900 - 121 Coles Bay, Fort McMurray

MLS® #A2206658

\$439,900

4 Bedroom, 3.00 Bathroom, 1,375 sqft
Residential on 0.11 Acres

Timberlea, Fort McMurray, Alberta

Welcome to 121 Coles Bay: Nestled in a quiet cul-de-sac in the heart of Timberlea, this charming two-storey home sits on an exceptionally large lot with a detached double car garage and additional parking beside it. With thoughtful updates inside, this property offers a welcoming and stylish aesthetic perfect for families, working professionals or first time home buyers. Located just a stone's throw from schools, parks, sports fields, and other great local amenities, it combines convenience with a peaceful setting.

As you arrive, the covered front porch and landscaped yard enhance the home's curb appeal. Step inside to be greeted by a warm and inviting atmosphere. Rustic-inspired luxury vinyl plank floors complement the rich wood-stained features, while neutral tones cover the walls. The front living room features oversized windows that flood the space with natural light. Toward the back of the main level, you'll find an updated eat-in kitchen with refinished cabinets, granite countertops, a tile backsplash, and a new black faucet that brings a modern touch to the space. A chandelier over the dining area adds elegance, making it an ideal space for hosting family and friends. Stainless steel appliances and a pantry complete the kitchen, while a two-piece bathroom with laundry rounds out the main floor.

Upstairs, you'll discover three generously



sized bedrooms offering a private retreat. The primary bedroom comfortably fits a king-sized bed and features an updated three-piece ensuite with a new tile shower and ample storage in the walk-in closet. An additional four-piece bathroom at the top of the stairs has been updated to match the kitchen and ensuite finishes. The basement adds even more living space with a fourth and fifth bedroom, the latter currently set up as a second living room with plenty of space for seating and entertainment. There's also a roughed-in area ready for a bathroom if desired.

The oversized space of this fully fenced backyard is a rare find in this area, situated on a large pie-shaped lot that offers plenty of area to enjoy. The yard features an interlocking brick patio, two sheds, a stone surround fireplace, raised garden beds, and a detached, heated, and insulated double car garage. A parking pad next to the garage can accommodate a smaller vehicle or SUV, and you could add a gate to the fence for additional recreational storage. The home is also equipped with central A/C and is pre-wired for a hot tub, offering the potential for future enhancements.

Schedule a private tour of this beautiful home today.

Built in 2003

Essential Information

MLS® #	A2206658
Price	\$439,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1

Square Footage	1,375
Acres	0.11
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	121 Coles Bay
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 2K4

Amenities

Parking Spaces	3
Parking	Double Garage Detached, Garage Door Opener, Garage Faces Front, Heated Garage, Insulated, Parking Pad
# of Garages	2

Interior

Interior Features	Granite Counters, Kitchen Island, No Smoking Home, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Fireplace(s), Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Partially Finished

Exterior

Exterior Features	Fire Pit, Storage, Garden
Lot Description	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Garden, Landscaped, Lawn, Pie Shaped Lot

Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	March 31st, 2025
Days on Market	3
Zoning	R1S

Listing Details

Listing Office	The Agency North Central Alberta
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