

\$549,990 - 237 Crown Creek Lane, Fort McMurray

MLS® #A2257071

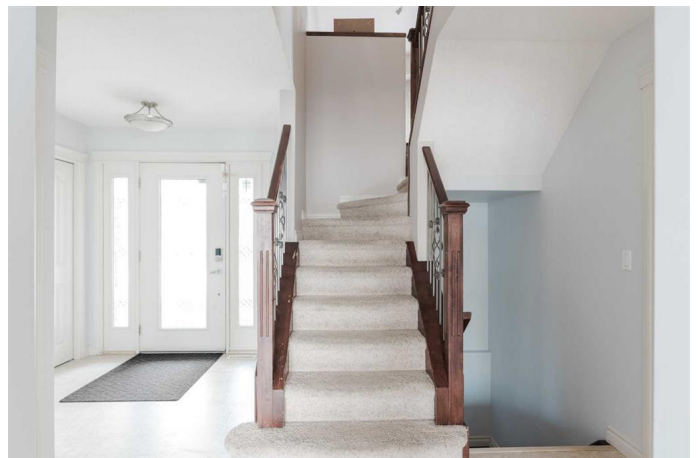
\$549,990

5 Bedroom, 4.00 Bathroom, 1,962 sqft

Residential on 0.11 Acres

Timberlea, Fort McMurray, Alberta

Welcome to 237 Crown Creek Lane – the perfect family home in one of Fort McMurray’s most desirable locations. Tucked away on a quiet cul-de-sac and backing directly onto Christina Gordon and St. Martha’s elementary school grounds, this nearly 2,000 sq ft, 5-bedroom, 3.5-bath home offers space, comfort, and smart upgrades throughout. Located in the McTavish High School catchment, the setting is ideal for growing families. Step inside to an open-concept main floor with a bright living room anchored by a stone-faced gas fireplace, a spacious dining area, and a custom kitchen featuring a large island with eat-up bar, granite counters, corner pantry, and newer appliances. Hardwood flooring, ceramic tile, and a convenient main-floor laundry room add function. Upstairs, a massive bonus room with vaulted ceilings, built-in cabinetry and a second gas fireplace offers the perfect spot for movie nights or a kids’ hangout. Three bedrooms are also on this level, including a generous primary suite with walk-in closet and a spa-like ensuite complete with corner jetted tub, double sinks and separate shower. The fully finished basement provides even more living space with two additional bedrooms, a full bath, and a large rec room complete with in-floor heating. Enjoy summer evenings in the large fenced yard on the oversized deck. Additional features include an attached heated double garage, new furnace in 2023, and just replaced in September 2025 - a new roof for



peace of mind. This is more than a house;
itâ€™s a true family home in a location
youâ€™ll love.

Built in 2005

Essential Information

MLS® #	A2257071
Price	\$549,990
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,962
Acres	0.11
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	237 Crown Creek Lane
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 2T9

Amenities

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front, Heated Garage, Off Street
# of Garages	2

Interior

Interior Features	Bookcases, Built-in Features, Closet Organizers, Granite Counters, Kitchen Island, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s),

	Microwave Hood Fan, Refrigerator, Stove(s), Washer
Heating	In Floor, Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Living Room, Mantle, Stone
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Playground
Lot Description	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Garden, Street Lighting, Dog Run Fenced In
Roof	Asphalt Shingle, See Remarks
Construction	Concrete, Mixed, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 16th, 2025
Days on Market	16
Zoning	R1S

Listing Details

Listing Office	COLDWELL BANKER UNITED
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.