

# \$399,900 - 109 Coles Bay, Fort McMurray

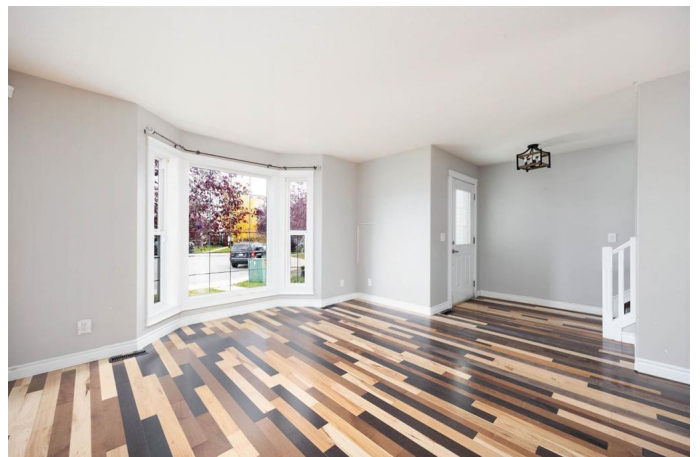
MLS® #A2263801

**\$399,900**

4 Bedroom, 4.00 Bathroom, 1,328 sqft  
Residential on 0.11 Acres

Timberlea, Fort McMurray, Alberta

EXTRA PARKING! Pie-shaped lot! Cul-de-sac location! Welcome to 109 Coles Bay – this property stands out with its double detached garage plus room to park two more vehicles beside it. Whether you have an RV, boat, or extra vehicles, this home has the space you need! Inside, you’ll find a welcoming living room that flows into an eat-in kitchen featuring white cabinetry, a corner pantry, and patio doors leading to the backyard. The main floor also offers a convenient powder room with laundry. Upstairs, there’s a 4PC main bathroom, 2 children’s bedrooms, and a primary suite with a private 3PC ensuite. The fully developed basement includes a large family room and a 4th bedroom with its own 4PC ensuite – perfect for guests or teens. Enjoy a spacious backyard with a large deck and plenty of room to play, garden, or relax. Located within walking distance to Timberlea Athletic Park, St. Martha’s School, and Christina Gordon Elementary, this home is perfect for families on the go. Sold as is where is!



Built in 2003

## Essential Information

MLS® #	A2263801
Price	\$399,900
Bedrooms	4
Bathrooms	4.00

Full Baths	3
Half Baths	1
Square Footage	1,328
Acres	0.11
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	109 Coles Bay
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 2P8

### **Amenities**

Parking Spaces	4
Parking	Double Garage Detached, Off Street, Parking Pad
# of Garages	2

### **Interior**

Interior Features	Pantry, See Remarks, Sump Pump(s), Vinyl Windows
Appliances	See Remarks
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full

### **Exterior**

Exterior Features	None
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed            October 17th, 2025

Days on Market      18

Zoning                R1S

## **Listing Details**

Listing Office        RE/MAX Connect

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