

\$639,000 - 161 Lynx Crescent, Fort McMurray

MLS® #A2259135

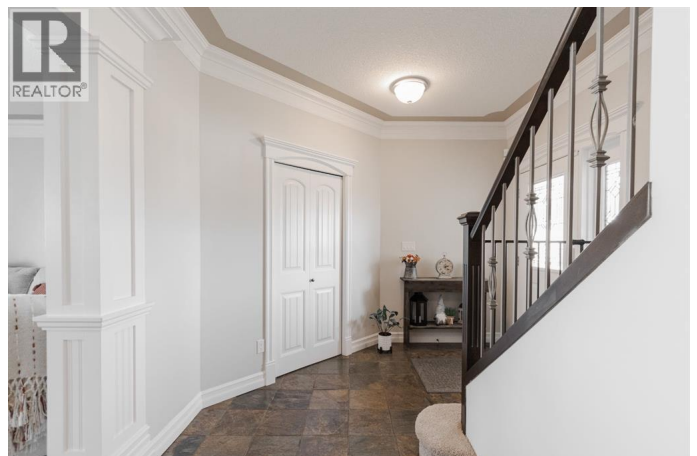
\$639,000

4 Bedroom, 4.00 Bathroom, 1,880 sqft

Single Family on 0.11 Acres

Timberlea, Fort McMurray, Alberta

Welcome to 161 Lynx Crescent: a beautifully maintained home offering more than 2,600 sq ft of living space, an oversized heated double garage, a bonus room, and a fully finished basement with an illegal versatile and spacious suite. Set on a quiet street within walking distance to schools, trails, and parks, this home is move-in ready, in immaculate condition and full of thoughtful updates. The curb appeal stands out immediately with fresh asphalt on the driveway (2024) that provides plenty of parking including space for your RV, mature landscaping, and a welcoming front entry. Step inside to a spacious foyer finished with slate floors that carry into the main living area. The open concept layout offers 9 ft ceilings with gorgeous crown mouldings, a bright living room with a gas fireplace, and a dining space surrounded by windows. The kitchen is equipped with stainless steel appliances, a walk-in pantry, custom counters, a large island with an eat-up bar and ample storage. From here, enjoy direct access to the backyard complete with a two-tiered deck, shed, fresh sod, and stonework (2024) all fully fenced and ready for easy outdoor living. Upstairs, the large bonus room is filled with natural light from big windows and vaulted ceilings. A feature wall with a modern shiplap electric fireplace and rustic wood mantel gives the space a cozy yet stylish feel, and the room is wired for surround sound. The upper level continues with three bedrooms, including a primary retreat with walk-in closet and



five-piece ensuite with elevated double overcounted sinks, a jetted tub, and stand-up shower. Another bedroom also has its own walk-in closet, and a full four-piece bathroom completes this level. The fully finished basement has its own separate entrance and includes a one-bedroom illegal suite with full kitchen, living room, and bathroom - perfect for extended family or guests or for larger families looking for added living space down below. Additional highlights include: central a/c, fresh neutral paint throughout the main and upper levels, built-in speakers, updated hot water tank (2022), new vinyl plank flooring throughout the main and upper levels, and a heated 24x24 garage with high ceilings, overhead storage and cabinets. 161 Lynx Crescent combines comfort, space, an elevated design and convenience in one of Timberlea's most family-friendly locations where schools and trails are practically at your door step. Schedule your private showing today. (id:6289)

Built in 2008

Essential Information

Listing #	A2259135
Price	\$639,000
Bedrooms	4
Bathrooms	4.00
Half Baths	1
Square Footage	1,880
Acres	0.11
Year Built	2008
Type	Single Family
Sub-Type	Freehold

Community Information

Address	161 Lynx Crescent
Subdivision	Timberlea

City	Fort McMurray
Province	Alberta
Postal Code	T9K0C5

Amenities

Amenities	Playground, Schools, Shopping
Features	PVC window, No Smoking Home
Parking Spaces	4
Parking	Attached Garage, Garage, Heated Garage, Parking Pad, Tandem
# of Garages	3

Interior

Appliances	Refrigerator, Dishwasher, Stove, Microwave, Window Coverings, Garage door opener, Washer & Dryer
Heating	Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	2
# of Stories	2
Has Basement	Yes
Basement	Separate entrance

Exterior

Exterior	Vinyl siding
Exterior Features	Landscaped, Lawn
Foundation	Poured Concrete

Listing Details

Listing Office	The Agency North Central Alberta
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