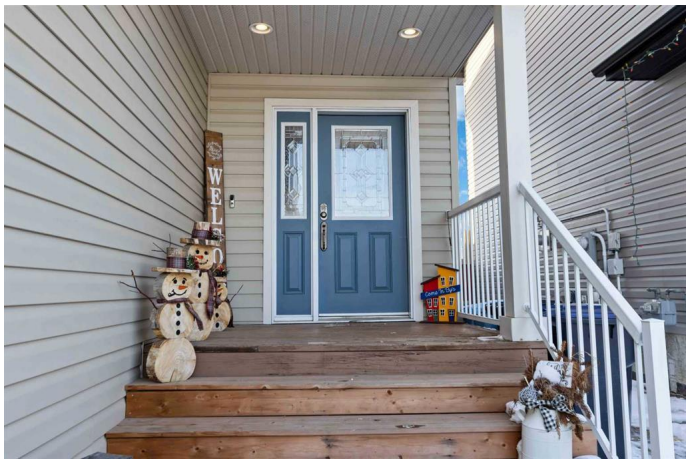
$679,888 - 161 Lynx Crescent, Fort McMurray

MLS® #A2204637

$679,888
4 Bedroom, 4.00 Bathroom, 1,887 sqft
Residential on 0.11 Acres

Timberlea, Fort McMurray, Alberta



LUXIOUROUS 161 LYNX CRESCENT w/ 2600 + sq ft . BONUS ROOM, OVERSIZED ATTACHED 24X24 HEATED GARAGE, YARD WITH GATED ACCESS ON BOTH SIDES, SLATE FLOORS, & UPGRADES THROUGHOUT. IN ADDITION TO THIS A MOVE IN READY HOME THAT FEATURES FRESH PAINT AND INCREDIABLE CROWN MOULDINGS ON THE MAIN AND UPPER LEVEL LIKE YOU HAVE NEVER SEEN. This home deserves a STANDING OVATION, an exceptional family home that is within walking distance of all school levels K-12, walking trails, parks. The moment you see this home's exterior; you will notice the stunning curb appeal and the brand-new asphalt drive (2024) that offers ample parking including RV parking! Enter this spacious home to be greeted by a large front foyer that features slate flooring that offers has been maintained and offers a beautiful shine. An open concept living area with 9 ft ceilings, a gorgeous and spacious kitchen, dining area and living area where the natural sunlight shines through. The living and dining areas have been updated with new vinyl plank flooring. The living area offers pot lighting and a gas fireplace. Step into the kitchen of this home that offers stainless steel appliances, walk-in pantry, custom fit laminate countertops, large island with eat-up bar, ample storage and counter space. The dining space is surrounded by windowâ€™s and offers direct access to the backyard with a 2-tier deck, shed, and low maintenance

backyard with new sod and stone (2024). This is a fully fenced yard. The main floor of this home also offers new light fixtures throughout, 2-piece bathroom, private laundry room, and access to the double attached headed garage with high ceilings, overhead storage and loads of cabinet space. The Great room features a corner gas fireplace. This level is complete with a main floor laundry room and 2 pc bathroom and direct access to your attached garage. Take the stairs up to the bonus room offering huge windows, vaulted ceilings, a refreshed feature wall with an electric fireplace, a gorgeous, distressed wood mantel giving this space a modern farmhouse feel. This room is wired and ready for a surround sound system. The entire upper level continues with new vinyl plank flooring throughout, 3 bedrooms, and a 4-piece bathroom. The primary bedroom is equipped with a walk-in closet and full 5 pc ensuite, featuring double sinks, jetted tub & stand-up shower. One of the additional bedrooms also features a walk-in closet! Both upper and main level offer built-in speakers throughout to play your fav tunes on. The lower level of this home has its own/separate entrance to a fully finished 1 bedroom in-law suite. This suite includes a full kitchen, living room, and â€“a full bathroom. Additional features of this home are Hot water tank updated in 2022, Fresh paint throughout the main and upper living area, and central a/c and the amazing oversized 24x24 attached heated. Don't miss out on the opportunity to view this spectacular home where Mrs. Clean currently lives, schedule your private showing today.

Built in 2008

Essential Information

MLS® #	A2204637
Price	$679,888

Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,887
Acres	0.11
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	161 Lynx Crescent
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 0C5

Amenities

Parking Spaces	4
Parking	Asphalt, Double Garage Attached, Driveway, Heated Garage
# of Garages	2

Interior

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, Crown Molding, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar
Appliances	Central Air Conditioner, Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Great Room, Living Room
Has Basement	Yes
Basement	Exterior Entry, Finished, Full

Exterior

Exterior Features	Other, Private Yard
Lot Description	Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Lake, Landscaped, Lawn, Private
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	March 22nd, 2025
Days on Market	44
Zoning	R1S

Listing Details

Listing Office	COLDWELL BANKER UNITED

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