



GRASSROOTS
REALTY GROUP

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**140 Lynx Crescent
Fort McMurray, Alberta**

MLS # A2232832



\$469,900

Division:	Timberlea		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,053 sq.ft.	Age:	2007 (18 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached, RV Access/Parking		
Lot Size:	0.10 Acre		
Lot Feat:	Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1S
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, No Smoking Home, Vinyl Windows		

Inclusions: Refrigerator (x2), Stove, Dishwasher (x2), OTR Microwave, Washer, Dryer, All Existing Window Coverings, Garage Door Opener

Modern upgrades with an ultimate mancave in the double detached garage - welcome to 140 Lynx Crescent! This beautifully updated raised bungalow offers exceptional versatility and value, featuring two fully equipped dwellings under one roof. Ideally located in a family-friendly neighbourhood of Timberlea, you'll enjoy easy access to schools, parks, trails, transit, and all essential amenities. The upper level has been tastefully renovated and showcases fresh paint, a stunning kitchen with modern white cabinetry (and lots of it), luxurious vinyl plank flooring throughout (no carpet home) and gorgeous granite countertops! The main floor also features a spacious primary bedroom with a four-piece ensuite, plus two additional bedrooms! The basement has its own separate entrance with a two bedroom legal suite, full bathroom, and private laundry. You can have the best of both worlds with either having a renter as an income helper or using it as your own family space with this versatile layout! If you are looking for a mancave, look no more: the newly built garage has high ceilings and even offers an extra parking space beside the garage for a vehicle or trailer! This move in ready home checks all the boxes and offers options for the savvy buyer, whether you're looking for a home with income potential or a house you can grow into! Call to book your viewing today!