



GRASSROOTS
REALTY GROUP

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**233 Lynx Crescent
Fort McMurray, Alberta**

MLS # A2249150



\$619,900

Division:	Timberlea		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,951 sq.ft.	Age:	2007 (18 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Door Opener, Heated Garage, O		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Landscaped, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R1S
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Jetted Tub, See Remarks, Walk-In Closet(s)		

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, OTR Microwave, A/C, Pool, Murphy Bed, Shed, All Window Coverings, Wine Fridge, Projector and Screen

Welcome to 233 Lynx Crescent - tucked into a desirable, family-friendly neighbourhood, this beautifully cared-for home offers the space, style, and extras you've been dreaming of. Pride of ownership shines from top to bottom. Step inside to the spacious foyer that sets the tone for the rest of the home, the main floor offering a bright, open-concept floor plan where the kitchen, dining, and living room flow seamlessly together. The kitchen is designed with entertaining in mind—complete with a central island, plenty of cabinets, and room for everyone to gather. Just off the dining and living area, you'll find access to the backyard, making it easy to host summer BBQs or keep an eye on the pool while dinner is cooking. A cozy gas fireplace adds warmth to the living room, and the main floor also provides convenient access to the heated double car garage, as well as a laundry room with cabinets and sink. Upstairs, the spacious primary suite offers a comfortable retreat, complemented by its own en-suite bathroom and large walk-in closet. Two additional large bedrooms provide plenty of space for kids or guests, and a second full bathroom ensures convenience for the whole family. Downstairs, the fun continues. The fully finished basement has something for everyone—movie nights in the rec room with a projector and screen, a second fireplace for added comfort, a stylish wine bar with wine fridge, and even a Murphy bed for overnight guests. Kids will love their very own climbing wall and play features. Step outside and discover the true gem of this property: the backyard. Whether you're swimming in the pool, lounging on the deck, or enjoying the peace of no neighbours directly behind you, this outdoor space is designed for making memories. A shed adds extra storage, keeping everything organized. Located in a welcoming,

family-friendly neighbourhood close to schools, parks, shopping, and transit, this home checks every box. Schedule your personal showing today!