



GRASSROOTS
REALTY GROUP

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161 Lynx Crescent
Fort McMurray, Alberta

MLS # A2259135



\$639,000

Division:	Timberlea		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,880 sq.ft.	Age:	2008 (17 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, Standard Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1S
Foundation:	Poured Concrete	Utilities:	-

Features: Crown Molding, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: Garage heater, Garage cabinets, TV wall mounts, Basement: Fridge, Stove, Microwave, washer and Dryer.

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.