



**240 Lindstrom Crescent
Fort McMurray, Alberta**

MLS # A2299820



\$759,900

Division:	Timberlea		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,693 sq.ft.	Age:	2005 (21 yrs old)
Beds:	4	Baths:	3
Garage:	Driveway, Heated Garage, Triple Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Greenbelt, Landscaped, Standard Shaped Lot, Wooded		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Slate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Pantry, Solar Tube(s), Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar		

Inclusions: Existing Fridge, Oven, Stove Top, Dishwasher, OTR Microwave, Washer, Dryer, All Window Coverings, Water Softener, A/C, TV Mount, Garage Dehumidifier, Bar Fridge, Hot Tub, and Shed.

Welcome to 240 Lindstrom Crescent, located in one of Fort McMurray's most prestigious and sought-after neighbourhoods, Lakewood Estates—where timeless design meets effortless everyday luxury. This exceptional custom-built Capella home is perfectly positioned on a beautifully landscaped 6,700 sq ft lot backing onto a serene walking trail, offering a rare blend of privacy, tranquillity, and refined living. This stunning 1,693 sq ft walkout bungalow immediately impresses with soaring vaulted ceilings, striking iron spindle railings, and heated slate flooring, setting the tone for the sophisticated craftsmanship throughout. The main level is thoughtfully designed for both comfort and connection, featuring an open-concept layout with maple hardwood floors and an abundance of natural light. At the heart of the home, the kitchen is both beautiful and functional, complete with granite countertops, a large island, a corner pantry, solid oak cabinetry, updated stainless steel appliances, solar tubes, plus a new stove and oven—perfectly suited for quiet mornings or effortless entertaining. The spacious dining area flows seamlessly onto the back deck, where a natural gas hookup and fantastic views create the ideal setting to unwind. The living room offers a warm and inviting atmosphere, while the main floor also includes a functional laundry room and two well-appointed bedrooms. The primary bedroom is a luxurious retreat, showcasing expansive ceilings, a large walk-in closet, and a spa-inspired ensuite with heated floors, a rainfall tile shower, and a corner jetted tub. Downstairs, the fully developed walkout basement offers an exceptional extension of the home's living space. It boasts in-floor heating, high ceilings, a striking 3-way fireplace, and a wet bar designed for unforgettable gatherings. This level also houses two additional bedrooms,

each with generous walk-in closets, along with a spacious full bath and a dedicated storage room, ensuring there is no shortage of space. Step into your private backyard oasis, meticulously maintained and designed for relaxation. Enjoy the hot tub and a fully serviced shed with water and electricity. Custom raised garden beds and lush landscaping create a peaceful, retreat-like setting. There are also additional water and electrical lines in place for future fountain features, enhancing both beauty and potential. The triple-car garage is equally impressive, offering in-floor heating, built-in storage, a sink, and convenient side-door access. There is also a three-vehicle driveway for additional parking. Notable updates include fresh paint (2019), washer and dryer (2021), water softener (2020), updated toilets, central A/C, and fibre optic connectivity, further showcasing how this home blends timeless elegance with modern comfort. This is a rare opportunity to own a truly timeless executive home in one of Fort McMurray's most desirable locations. Book your private showing today, and experience the lifestyle at Lakewood Estates.