



**181 Lynx Crescent
Fort McMurray, Alberta**

MLS # A2300811



\$529,900

Division:	Timberlea		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,204 sq.ft.	Age:	2007 (19 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Driveway, Heated Garage		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Gazebo, Landscaped, Many Trees, Underground Sprinklers		

Heating:	In Floor, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1S
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Jetted Tub, No Smoking Home, Quartz Counters, Smart Home, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: Fridge (2), Range, Microwave, Dishwasher, Washer/Dryer, Window Blinds, TV Mounts (2), Pool Table (w/Accessories), Sump Pump (Spare), RO Water System (w/Filters), Nest System (2 CO/Smoke Detectors, 1 Thermostat, 2 Cameras), Garage Heater, Garage Cabinets, Shed, Gazebo

This is the one you've been waiting for! Welcome to 181 Lynx Crescent - a fully updated 5 bedroom, 3 bathroom home offering over 2,200 sq.ft of stylish living in the heart of Timberlea, just steps from schools, scenic trails, and parks. From the moment you step inside the foyer, you're greeted by soaring vaulted ceilings, rich hardwood floors, and a bright, open concept layout. The main level also features three bedrooms, including one currently styled as a home office - ideal for remote work or a quiet flex space. The beautifully designed kitchen is crafted to impress with quartz countertops, an impressive quartz waterfall feature, stainless steel appliances, a large pantry, and modern finishes, flowing effortlessly into both dining and living spaces and out to your private backyard retreat. The spacious primary bedroom offers a walk-in closet, ensuite with a luxurious jetted tub, and a second access point to your private backyard. The fully finished basement is built for lifestyle with two large bedrooms, a full bathroom featuring another jetted tub and in-floor heating, a second fireplace, and a massive rec room with a pool table - plus an impressive amount of storage space that truly sets this home apart. Step outside to your beautifully landscaped outdoor oasis, where eye-catching curb appeal in the stunning front garden flows seamlessly into the backyard, featuring a large deck, gazebo, and underground irrigation with drip system (B-Hyve) - perfect for effortless upkeep, entertaining, and relaxing all summer long. Loaded with upgrades and features you'll love, this property boasts a heated double attached garage with a 12ft ceiling and a freshly insulated attic (2024) - perfect for outdoor enthusiasts, additional storage, or tackling larger projects. Rounding out this exceptional home includes the convenience of main floor laundry, an RO water filtration system, and a

full Google NEST smart home with cameras, thermostat, locks, and CO/smoke detectors - delivering both comfort and peace of mind. Recent notable updates include front entrance steps (2026), quartz counters (2024), basement carpets (2024), and hot water tank (2018). This meticulously maintained, non-smoking home checks every box - space, style, and smart updates, all in one incredible package. Welcome home!