



**GRASSROOTS**  
REALTY GROUP

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**161 Lynx Crescent  
Fort McMurray, Alberta**

**MLS # A2204637**



**\$649,888**

<b>Division:</b>	Timberlea		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,887 sq.ft.	<b>Age:</b>	2008 (17 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Asphalt, Double Garage Attached, Driveway, Heated Garage		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Lake, Landscaped, Law		

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

**Features:** Breakfast Bar, Built-in Features, Closet Organizers, Crown Molding, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar

**Inclusions:** Fridge x2, stove x2, dishwasher, microwave x2, washer x2, dryer x2, central a/c, garage heater, t.v mounts, garage cabinets

LUXIOUROUS 161 LYNX CRESCENT w/ 2600 + sq ft . BONUS ROOM, OVERSIZED ATTACHED 24X24 HEATED GARAGE, YARD WITH GATED ACCESS ON BOTH SIDES, SLATE FLOORS, & UPGRADES THROUGHOUT. IN ADDITION TO THIS A MOVE IN READY HOME THAT FEATURES FRESH PAINT AND INCREDIBLE CROWN MOULDINGS ON THE MAIN AND UPPER LEVEL LIKE YOU HAVE NEVER SEEN. This home deserves a STANDING OVATION, an exceptional family home that is within walking distance of all school levels K-12, walking trails, parks. The moment you see this home's exterior; you will notice the stunning curb appeal and the brand-new asphalt drive (2024) that offers ample parking including RV parking! Enter this spacious home to be greeted by a large front foyer that features slate flooring that offers has been maintained and offers a beautiful shine. An open concept living area with 9 ft ceilings, a gorgeous and spacious kitchen, dining area and living area where the natural sunlight shines through. The living and dining areas have been updated with new vinyl plank flooring. The living area offers pot lighting and a gas fireplace. Step into the kitchen of this home that offers stainless steel appliances, walk-in pantry, custom fit laminate countertops, large island with eat-up bar, ample storage and counter space. The dining space is surrounded by window's and offers direct access to the backyard with a 2-tier deck, shed, and low maintenance backyard with new sod and stone (2024). This is a fully fenced yard. The main floor of this home also offers new light fixtures throughout, 2-piece bathroom, private laundry room, and access to the double attached headed garage with high ceilings, overhead storage and loads of cabinet space. The Great room features a corner gas fireplace. This level is complete with a main floor

laundry room and 2 pc bathroom and direct access to your attached garage. Take the stairs up to the bonus room offering huge windows, vaulted ceilings, a refreshed feature wall with an electric fireplace, a gorgeous, distressed wood mantel giving this space a modern farmhouse feel. This room is wired and ready for a surround sound system. The entire upper level continues with new vinyl plank flooring throughout, 3 bedrooms, and a 4-piece bathroom. The primary bedroom is equipped with a walk-in closet and full 5 pc ensuite, featuring double sinks, jetted tub & stand-up shower. One of the additional bedrooms also features a walk-in closet! Both upper and main level offer built-in speakers throughout to play your fav tunes on. The lower level of this home has its own/separate entrance to a fully finished 1 bedroom in-law suite. This suite includes a full kitchen, living room, and &ndash;a full bathroom. Additional features of this home are Hot water tank updated in 2022, Fresh paint throughout the main and upper living area, and central a/c and the amazing oversized 24x24 attached heated. Don't miss out on the opportunity to view this spectacular home where Mrs. Clean currently lives, schedule your private showing today.