



**GRASSROOTS**  
REALTY GROUP

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**135 Lindstrom Crescent  
Fort McMurray, Alberta**

**MLS # A2207115**



**\$769,900**

<b>Division:</b>	Timberlea		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	2,188 sq.ft.	<b>Age:</b>	2004 (21 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Heated Garage, Insulated, Oversized, See Remarks, Trip		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Greenbelt, Landscaped, No Neighbours Behin		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** Fridge, Stove, Over the range hoodfan, Built in Ovens, Dishwasher, Washer & Dryer, Deep freeze, All window coverings, A/C Unit, Central Vac plus attachments, Hot Tub, 2 garage Overhead Door Openers with 2 remotes, Garage Heater, Bar fridge in basement, Most furniture negotiable

Luxury, space, and breathtaking views is what you can expect in this custom-built executive style walkout bungalow in Lakewood Estates, offering over 3,900 sq.ft. of beautifully designed living space. Situated on a tranquil pond (typically cleared by a neighbour in winter for ice skating) with access to walking trails, this property provides unparalleled privacy and scenic views right from your backyard. Inside, the home impresses with vaulted ceilings, expansive windows, and a statement gas fireplace that anchors the main living area. This was the very feature that captivated the sellers when they first walked in, and it's something they will truly miss. The chef's kitchen is built for both function and style, featuring granite countertops, a spacious eat-up island, a 6-burner gas cooktop, double wall oven, and a corner pantry. A formal dining area and front sitting room with an additional fireplace adds elegance, while the breakfast nook provides access to a large deck overlooking the pond—an ideal space for entertaining or unwinding. This thoughtfully designed home offers three bedrooms on the main level, including two primary suites. The first, located above the garage, features a walk-in closet and private 4-piece ensuite. The second, positioned at the rear of the home, offers direct deck access, a large walk-in closet, and a spa-like 4-piece ensuite. A third bedroom and a convenient main-floor laundry room complete this level. The fully finished walkout basement is an entertainer's dream. A spacious rec room with a built-in bar opens onto a covered patio with a hot tub, perfect for year-round enjoyment. A custom office with built-in shelving and a private entrance makes for an ideal home business or workspace, complete with access to a full 4-piece bathroom. Two oversized additional bedrooms, a large storage room, and a separate entry leading to the heated

triple-car garage complete this level. Recent upgrades include newer furnaces and central air conditioning, and new hot water tanks installed in 2024. With premium features, a prime location, and a layout designed for both comfort and convenience, this home is a must-see. Book your private tour today!