



THE
A-TEAM

RE/MAX
FIRST

105 LYNX Crescent, Fort McMurray T9K0C4

MLS®#: **A2115339**

Area: **Timberlea**

Listing Date: **03/15/24**

List Price: **\$579,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

2007

Lot Information

Lot Sz Ar:

7,797 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

1,674

Low Sqft:

Ttl Sqft:

1,674

DOM

50

Layout

Beds:

3 (3)

Baths:

3.5 (3 1)

Style:

2 Storey

Parking

Ttl Park:

4

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

**Back Yard,Corner Lot,Front Yard,No Neighbours Behind,Landscaped,Level,See Remarks
Concrete Driveway,Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Private Yard**

Construction:

Concrete,Wood Frame

Flooring:

Carpet,Ceramic Tile,Hardwood

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Dryer,Microwave,Range,Refrigerator,Washer

Int Feat:

Breakfast Bar,Closet Organizers,French Door,Granite Counters,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Storage,Vinyl Windows,Walk-In Closet(s)

Utilities:

Room Information

Room

Foyer

Kitchen

Dining Room

Bedroom

Bedroom - Primary

5pc Bathroom

Game Room

Level

Main

Main

Main

Second

Second

Second

Basement

Dimensions

8`3" x 6`9"

16`5" x 13`10"

10`0" x 7`0"

9`11" x 10`8"

13`11" x 15`0"

0`0" x 0`0"

29`6" x 20`2"

Room

Laundry

2pc Bathroom

Living Room

Bedroom

Walk-In Closet

4pc Bathroom

4pc Bathroom

Level

Main

Main

Main

Second

Second

Second

Basement

Dimensions

8`3" x 8`8"

0`0" x 0`0"

14`2" x 13`11"

10`2" x 10`0"

6`10" x 7`10"

0`0" x 0`0"

0`0" x 0`0"

Title:
Fee Simple
Legal Desc:

Zoning:
R1S

0525986

Remarks

Pub Rmks: **Looking for a beautiful and spacious home in a great location? Check out 105 Lynx Crescent! This two-story home sits on a corner lot with a huge backyard that backs onto a bike trail. The landscaping is very well-maintained, and the house is move-in ready. The property features a heated and drywalled double attached garage, providing a comfortable, warm, clean space for your vehicles and storage. This home has a total developed square footage of 2,476 and features beautiful kwik kerb landscaping. It's located in the desirable Timberlea neighbourhood, close to parks, schools, and shopping. The kitchen has a breakfast bar, gorgeous granite countertops, and plenty of counter space. It also features a great pantry and a stainless steel appliance package. The dining area has patio doors that access the rear deck, allowing for easy indoor-outdoor living and entertaining. The main floor also has a spacious tiled foyer, 2pc guest bathroom and a fantastic laundry room with tons of cabinets and sink. The main floor has hardwood floors with no carpet on the stairs. The living room has large sunny windows, a cozy gas fireplace, and a custom mantel. The primary bedroom has a large walk-in closet with wood shelving and an ensuite bathroom with a tub/shower and double sinks. Upstairs, there are two guest bedrooms and a full bathroom with a bathtub/shower. The basement of this home is fantastic and offers a large open floorplan rec room, which is currently being used as a daycare. You'll love this home both inside and out, its fully fenced and has central air conditioning which will ensure your comfort all year round. An added bonus is the trail located behind the property that leads to a nearby park, giving you the perfect blend of privacy and easy access to the playground. Move in, relax and enjoy 105 Lynx Crescent.**

Inclusions:
Property Listed By:

N/A
EXP REALTY

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (780) 804-4800











