



THE
A-TEAM

**RE/MAX
FIRST**

177 LYNX Crescent, Fort McMurray T9K0C5

MLS®#: **A2161896**

Area: **Timberlea**

Listing Date: **09/01/24**

List Price: **\$539,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$20k, 18-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Fort McMurray**
Year Built: **2007**
Lot Information
Lot Sz Ar: **4,724 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,940**
Low Sqft:
Ttl Sqft: **1,940**

DOM

17
Layout
Beds: **5 (3 2)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Landscaped,Rectangular Lot**
Park Feat: **Concrete Driveway,Double Garage Attached,Garage Door Opener,Garage Faces Front,Heated Garage,Off Street**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Other**

Construction: **Vinyl Siding**
Flooring: **Carpet,Hardwood,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Garage Control(s),Microwave Hood Fan,Refrigerator,Stove(s),Washer/Dryer**
Int Feat: **See Remarks**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	6`2" x 4`9"
Kitchen	Main	12`0" x 10`8"
4pc Bathroom	Second	9`1" x 6`11"
Bedroom	Second	12`3" x 11`1"
Bedroom - Primary	Second	18`6" x 14`8"
Bedroom	Basement	14`6" x 12`0"

Room	Level	Dimensions
Dining Room	Main	11`11" x 8`1"
Living Room	Main	21`5" x 16`0"
4pc Ensuite bath	Second	12`3" x 8`8"
Bedroom	Second	12`1" x 11`1"
4pc Bathroom	Basement	7`9" x 5`0"
Bedroom	Basement	17`7" x 17`6"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0525986

Zoning:
R1S

Remarks

Pub Rmks:

Welcome to 177 Lynx Crescent, a stunning 2-storey residence that perfectly blends modern elegance with functional living. This well-appointed home offers 4 spacious bedrooms and 3.5 bathrooms, making it an ideal choice for families seeking comfort and style. The heated double garage adds convenience, while the 1-bedroom legal suite provides a significant additional income potential or space for extended family. Step inside to discover the main floor, where granite countertops and rich hardwood floors set a tone of sophistication. The large living room, anchored by a cozy gas fireplace, is perfect for both relaxing evenings and entertaining guests. The fully appointed kitchen will make the chef's dreams come true. Upstairs, you'll find three generous bedrooms, including a primary suite that serves as a serene retreat with its ensuite bathroom. Two additional bedrooms and a 4 pcs bathroom ensure convenience for all family members. Outside, the property boasts a fully landscaped and fenced lot, offering privacy and a safe space for outdoor activities. The large backyard is perfect for summer barbecues or simply unwinding in the fresh air. With its beautiful curb appeal, 177 Lynx Crescent is more than just a house—it's a place you'll be proud to call home. Don't miss the opportunity to own this exceptional property. Schedule your viewing today!

Inclusions:
Property Listed By:

**Fridge x2, Stove x2, OTR microwave x2, dishwasher x2, washer and dryer x2, garage door opener w/ remote, garage heater
RE/MAX FORT MCMURRAY**

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







