

221 LYNX Crescent, Fort McMurray T9K 0C5

MLS®#: **A2169523** Area: **Timberlea** Listing Date: **09/30/24** List Price: **\$585,000**
 Status: **Active** County: **Wood Buffalo** Change: **-\$10k, 16-Oct** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Fort McMurray** Finished Floor Area
 Year Built: **2007** Abv Sqft: **1,612**
Lot Information Low Sqft:
 Lot Sz Ar: **5,072 sqft** Ttl Sqft: **1,612**
 Lot Shape:

DOM

17
Layout
 Beds: **5 (4 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Landscaped**
 Park Feat: **Concrete Driveway,Double Garage Attached,Heated Garage**

Utilities and Features

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

Construction: **Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Laminate,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Microwave,Refrigerator,Stove(s),Washer/Dryer,Washer/Dryer Stacked**
 Int Feat: **Closet Organizers,Double Vanity,Kitchen Island,Open Floorplan,Quartz Counters,Recessed Lighting,Separate Entrance,Vinyl Windows**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
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Kitchen	Main	12`0" x 11`7"	Dining Room	Main	12`0" x 8`6"
Living Room	Main	16`0" x 13`10"	Bedroom	Main	9`3" x 8`2"
2pc Bathroom	Main		Bedroom - Primary	Upper	11`10" x 15`2"
5pc Ensuite bath	Upper		Bedroom	Upper	10`5" x 12`7"
Bedroom	Upper	11`1" x 10`5"	5pc Bathroom	Upper	
Kitchen	Basement	14`8" x 4`6"	Family Room	Basement	19`2" x 17`0"
4pc Bathroom	Basement		Bedroom	Basement	13`2" x 8`10"

Legal/Tax/Financial

Title: Zoning:
Fee Simple **R1S**
 Legal Desc: **0525986**

Remarks

Pub Rmks: **Completely Renovated and turn-key home backing onto a quiet greenspace and a peaceful walking path. This extensively updated home offers the perfect blend of modern luxury, comfort, and functional design. As you step inside the foyer, you'll immediately notice the luxury plank flooring throughout the main level which is illuminated by recessed lighting. An updated powder room is adjacent to the main floor den/office, which could function as a 4th bedroom. The main area of the home features a new two-toned kitchen, which is a true delight, boasting contemporary white cabinets (with uppers and crown moulding finish), a stylish grey island with a farmhouse sink, lovely quartz counters, and pendant lighting. The living room is the perfect place to unwind, with a gas fireplace adorned with the coolest tile surround! Upstairs, the massive primary bedroom awaits, complete with a newly updated ensuite bathroom featuring a double vanity and gorgeous cabinetry with quartz counters. Two more bedrooms complete the upstairs which share a fully updated Jack and Jill bathroom, along with the convenience of upstairs laundry. The basement offers optimal flexibility, whether you choose to utilize it for in-laws, as a suite (illegal) for additional income or as extra family space. The basement has a separate entrance, full kitchen, living room, large bedroom, full bathroom, and basement laundry, but can also be used as a rec room, the possibilities are endless. Outside, the fully fenced and landscaped yard is perfect for entertaining, featuring a two-tiered deck, shed, and firepit. The oversized driveway offers plenty of parking space, including space for an rv. Plus, enjoy the comfort of central AC and the convenience of the oversized attached garage with forced air heat and built in wood shelving. This gem of a home is located within walking distance to Elementary schools (St. Martha's and Christina Gordan), both Ecole McTavish and Holy Trinity Junior/High schools, as well as playgrounds, walking trails and more! Schedule your viewing today!**

Inclusions: **Fridge, stove, dishwasher, otr microwave, washer, dryer, central a/c, shed, garage shelving, garage heater, basement: fridge, stove, dishwasher, otr washer dryer unit, microwave**

Property Listed By: **COLDWELL BANKER UNITED**

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









