



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**221 LYNX Crescent, Fort McMurray T9K 0C5**

MLS® #: **A2169523**

Area: **Timberlea**

Listing Date: **09/30/24**

List Price: **\$575,000**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$10k, 06-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Fort McMurray**  
Year Built: **2007**  
Lot Information  
Lot Sz Ar: **5,072 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **1,612**  
Low Sqft:  
Ttl Sqft: **1,612**

DOM

**52**  
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,Jetted Tub,Kitchen Island,Open Floorplan,Quartz Counters,Recessed Lighting,Separate Entrance,Vinyl Windows**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>12`0" x 11`7"</b>
<b>Living Room</b>	<b>Main</b>	<b>16`0" x 13`10"</b>
<b>2pc Bathroom</b>	<b>Main</b>	
<b>5pc Ensuite bath</b>	<b>Upper</b>	
<b>Bedroom</b>	<b>Upper</b>	<b>11`1" x 10`5"</b>
<b>Kitchen</b>	<b>Basement</b>	<b>14`8" x 4`6"</b>
<b>4pc Bathroom</b>	<b>Basement</b>	

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>12`0" x 8`6"</b>
<b>Bedroom</b>	<b>Main</b>	<b>9`3" x 8`2"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>11`10" x 15`2"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>10`5" x 12`7"</b>
<b>5pc Bathroom</b>	<b>Upper</b>	
<b>Family Room</b>	<b>Basement</b>	<b>19`2" x 17`0"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>13`2" x 8`10"</b>

Title:  
**Fee Simple**  
 Legal Desc:

**0525986**

Zoning:  
**R1S**

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 VINYL PLANK FLOORING throughout the main level which is illuminated by the updated recessed lighting. A powder room is adjacent to the MAIN FLOOR OFFICE, which could function as a 5th bedroom or would be great for home based business or kids toy room. The main area of the home features a MODERN 2-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 UPDATED ENSUITE bathroom featuring DOUBLE SINKS, gorgeous cabinetry with quartz counters, and JETTED TUB. Two more bedrooms complete the upstairs which share a FULLY RENOVATED JACK & JILL BATHROOM, along with the convenience of UPSTAIRS LAUNDRY. The basement offers optimal flexibility, whether you choose to utilize it for in-laws, nanny, or extra family space. The basement has a SEPARATE ENTRANCE, full kitchen, living room, large bedroom, full bathroom, and basement laundry. 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 room to PARK YOUR CAMPER. Plus, enjoy the comfort of CENTRAL AIR CONDITIONING and the convenience of the oversized attached HEATED GARAGE, with EPOXY FLOOR, AND BUILT IN SHELVES AND TOOL CABINET. 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**









