

221 LYNX Crescent, Fort McMurray T9K 0C5

Sewer:

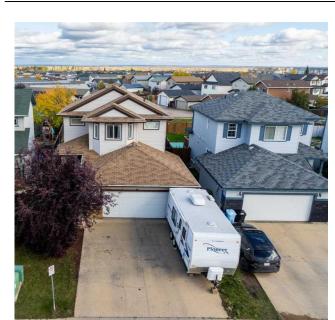
Ext Feat:

Fire Pit

09/30/24 List Price: **\$585,000** MLS®#: A2169523 Area: Timberlea Listing

Status: Active County: **Wood Buffalo** Change: Association: Fort McMurray -\$10k, 16-Oct

Date:



General Information

Residential Prop Type: Sub Type: Detached

City/Town: Fort McMurray Year Built: 2007

Lot Information Lot Sz Ar:

5,072 sqft

DOM

17 <u>Layout</u>

Finished Floor Area Beds: 5 (4 1) Baths: 3.5 (3 1) Abv Saft: 1,612 Low Sqft: Style: 2 Storey

Ttl Sqft: 1,612

<u>Parking</u>

Ttl Park: 4 2 Garage Sz:

Access:

Lot Shape:

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** Construction:

Heating: Forced Air, Natural Gas 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

Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Separate Entrance, Vinyl Windows

Int Feat: **Utilities:**

Room Information

Room Level Dimensions Room Level **Dimensions** Kitchen Main 12`0" x 11`7" **Dining Room** Main 12`0" x 8`6" 9'3" x 8'2" **Living Room** Main 16`0" x 13`10" **Bedroom** Main 2pc Bathroom Main **Bedroom - Primary** Upper 11`10" x 15`2" 10`5" x 12`7" 5pc Ensuite bath Upper **Bedroom** Upper **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" **Basement** 13`2" x 8`10" 4pc Bathroom **Bedroom Basement**

Legal/Tax/Financial

Title: Zoning: R1S **Fee Simple**

0525986 Legal Desc:

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 fover, 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

COLDWELL BANKER UNITED Property Listed By:

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

