



THE
A-TEAM

**RE/MAX
FIRST**

192 LINDSTROM Crescent, Fort McMurray T9H 4Z6

MLS®#: **A2170727**

Area: **Timberlea**

Listing Date: **10/05/24**

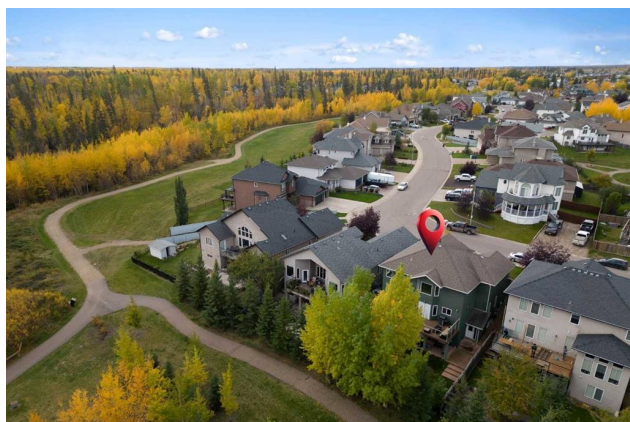
List Price: **\$834,000**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Fort McMurray**
Year Built: **2004**
Lot Information
Lot Sz Ar: **5,901 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **2,602**
Low Sqft:
Ttl Sqft: **2,602**

DOM

107
Layout
Beds: **6 (4 2)**
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,Few Trees,Front Yard,Lawn,Greenbelt,No Neighbours Behind,Landscaped,Views**

Park Feat:

Concrete Driveway,Double Garage Attached,Driveway,Front Drive,Garage Door Opener,Garage Faces Front,Heated Garage,Off Street

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **In Floor,Forced Air,Natural Gas**
Sewer:
Ext Feat: **Private Entrance,Private Yard**

Construction: **Stone,Stucco**
Flooring: **Carpet,Ceramic Tile,Hardwood,Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Microwave,Refrigerator,Washer,Window Coverings**
Int Feat: **Breakfast Bar,Built-in Features,Ceiling Fan(s),Central Vacuum,Closet Organizers,Crown Molding,Granite Counters,Jetted Tub,Kitchen Island,Pantry,Separate Entrance,Storage,Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	5`9" x 6`2"
Family Room	Main	15`3" x 14`9"
Laundry	Main	13`6" x 10`8"
Office	Main	12`1" x 9`11"
4pc Ensuite bath	Upper	12`2" x 11`4"
Bedroom	Upper	12`3" x 11`9"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dining Room	Main	13`0" x 9`8"
Kitchen	Main	20`3" x 14`8"
Living Room	Main	13`6" x 12`8"
4pc Bathroom	Upper	7`9" x 7`11"
Bedroom	Upper	11`4" x 12`3"
Bedroom	Upper	10`4" x 12`8"

Bedroom - Primary
4pc Bathroom
Bedroom
Kitchen
Furnace/Utility Room

Upper
Basement
Basement
Basement
Basement

16`11" x 14`10"
6`5" x 6`11"
10`0" x 11`2"
14`9" x 14`10"
13`2" x 13`10"

Walk-In Closet
Bedroom
Bonus Room
Game Room

Upper
Basement
Basement
Basement

6`0" x 13`0"
10`1" x 12`4"
14`11" x 12`4"
16`2" x 21`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc: **0325300**

Zoning:
R1

Remarks

Pub Rmks: **3,968Sqft of Total Living Space with Legal Suite | Welcome to a breathtaking executive 2-storey home in the heart of Timberlea, where luxury meets tranquility! Nestled on a quiet street, this stunning residence backs onto peaceful greenbelt and meandering walking trails in the Birchwood Trails, offering a private, natural oasis right at your doorstep. Enjoy morning coffee on your beautiful front porch with upgraded composite decking. The moment you step inside, you'll be swept away by the grandeur of the 2-storey vaulted ceilings, filling the home with light and airiness. The main floor is a perfect blend of elegance and functionality, featuring gleaming hardwood floors, in-floor heat on the tiled flooring, an exquisite gas fireplace with a faux stone surround in the family room, a den that doubles as a cozy office or guest bedroom, a half bathroom, and laundry room/mudroom with storage space. The kitchen is nothing short of a culinary masterpiece, boasting sleek granite countertops, stainless steel appliances, a walk-in pantry, a workstation, and an island with a breakfast bar—an entertainer's dream! Step out onto the raised deck with updated composite decking and stylish glass railings so you can enjoy the serene view of the greenbelt while you grill on the gas BBQ (BBQ and hook-up included) or relax on the included patio furniture. Upstairs, your luxurious retreat awaits—the massive primary bedroom is a haven of relaxation, featuring a bay window overlooking the lush greenbelt, a second stone surround gas fireplace, walk-in closet with custom shelving, and a spa-inspired ensuite complete with in-floor heat a jetted soaker tub with seat, a large walk-in tiled shower. A rare three additional spacious bedrooms and a full bathroom with tub/shower offer plenty of room for family or guests on the top floor. The walk-out basement is a hidden gem, offering a fully equipped legal suite with 9' ceilings and tons of natural light, in-floor heat, its own entrance, kitchen, laundry, two bedrooms, and a full bathroom — perfect for extra income or extended family. The basement legal suite also includes a spacious covered patio outside with patio furniture and BBQ included. This home is packed with thoughtful and high-quality features, including in-floor heating in the double attached garage, an extra-wide stamped concrete driveway, brand-new carpet upstairs, new blinds, crown molding, air conditioning (new in 2018), a boiler, and a fully fenced backyard. With every detail carefully considered, this home is the ultimate blend of luxury, comfort, and convenience, all set in one of Timberlea's most sought-after locations. This special home has been meticulously maintained with annual maintenance throughout including the boiler system. The front and back decks were upgraded to composite decking in spring 2021. Furniture negotiable. Your dream home awaits!**

Inclusions: **Fridge, stove, microwave, dishwasher, washer & dryer, all window coverings, garage opener & 1 remote, air conditioner, central vacuum and attachments, fridge/freezer in laundry room upstairs, Vivint alarm system/equipment (no contract) plus Ring doorbell & 1 camera, shelving in garage, patio furniture (2 tables, 2 couches, 2 end tables, 2 ottomans & 4 chairs), 2 gas BBQs (as is), wicker patio set at front (2 chairs & couch); basement: fridge, stove, microwave, dishwasher, washer & dryer, water softener; home fully furnished**

Property Listed By: **RE/MAX First**

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

