



THE
A-TEAM

**RE/MAX
FIRST**

221 LYNX Crescent, Fort McMurray T9K 0C5

MLS®#: **A2185681**

Area: **Timberlea**

Listing Date: **01/06/25**

List Price: **\$574,990**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Fort McMurray**
Year Built: **2007**

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

Lot Information

Lot Sz Ar: **5,072 sqft**
Lot Shape:

DOM

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

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

Title:
Fee Simple
Legal Desc:

Zoning:
R1S

0525986

Remarks

Pub Rmks: **BACKING GREENBELT & WALKING TRAIL: This COMPLETELY RENOVATED and turn-key home is truly stunning with a kitchen that needs to be seen to be appreciated. With 5 bedrooms and 3.5 bathrooms, it 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 the 5th bedroom or would be great for a 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 AND GREY CABINETS (complete with uppers and crown moulding finish for zero dust and extra storage), an expansive island with a FARMHOUSE SINK, WHITE 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 an UPDATED ENSUITE bathroom featuring DOUBLE SINKS, gorgeous cabinetry with quartz counters, and JACUZZI TUB. Two more bedrooms complete the upstairs which share a FULLY RENOVATED JACK & JILL BATHROOM, along with the convenience of 2ND FLOOR 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/wet bar, living room, large bedroom, full bathroom, and separate laundry. It's been designed for warmth and comfort with RAISED SUBFLOOR. Outside, the fully fenced and landscaped yard is perfect for entertaining, featuring a two-tiered deck, SHED, and firepit. The privacy of NO BACKYARD NEIGHBORS is a real bonus. 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 (20 AMP SERVICE and SEPERATE PANEL): 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 Gordon), both Ecole McTavish and Holy Trinity Junior/High schools, as well as playgrounds, walking trails and more! Schedule your viewing today!**

Inclusions: **fridge, stove, otr microwave, dishwasher, washer, dryer, central air conditioning, shed, garage shelving, garage heater, basement: fridge, stove, dishwasher, microwave, washer/dryer unit**

Property Listed By: **COLDWELL BANKER UNITED**

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









