



THE
A-TEAM

**RE/MAX
FIRST**

105 LYNX Crescent, Fort McMurray T9K 0C4

MLS® #: **A2196886**

Area: **Timberlea**

Listing Date: **02/25/25**

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

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area
Abv Sqft: **1,650**
Low Sqft:
Ttl Sqft: **1,650**

DOM

0
Layout
Beds: **3 (3)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Lot Information

Lot Sz Ar: **7,797 sqft**
Lot Shape:

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

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Corner Lot,Front Yard,Landscaped,Lawn,Private**
Park Feat: **Aggregate,Double Garage Attached,Driveway,Front Drive,Garage Door Opener,Garage Faces Front,Heated Garage,Parking Pad,RV Access/Parking**

Utilities and Features

Roof: **Asphalt**
Heating: **Forced Air**
Sewer:
Ext Feat: **Private Yard,Storage**

Construction: **Vinyl Siding**
Flooring: **Carpet,Ceramic Tile,Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Garage Control(s),Microwave,Refrigerator,Stove(s),Washer/Dryer,Window Coverings**
Int Feat: **Granite Counters,Kitchen Island,Open Floorplan,Pantry,Storage,Vinyl Windows,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	4`9" x 4`10"
Kitchen	Main	16`4" x 13`9"
Living Room	Main	14`0" x 13`11"
5pc Ensuite bath	Second	8`9" x 8`5"
Bedroom	Second	9`10" x 10`7"
Walk-In Closet	Second	6`9" x 7`7"
Game Room	Basement	4`10" x 7`10"

Room	Level	Dimensions
Dining Room	Main	10`1" x 7`0"
Laundry	Main	8`3" x 8`7"
4pc Bathroom	Second	10`0" x 6`8"
Bedroom	Second	9`11" x 9`11"
Bedroom - Primary	Second	13`10" x 13`10"
4pc Bathroom	Basement	4`10" x 7`10"
Furnace/Utility Room	Basement	10`8" x 4`5"

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

Zoning: **R1S**

Remarks

Pub Rmks: **Welcome to 105 Lynx Crescent: Beautifully maintained and situated on a massive 7,797 sq/ft lot backing onto scenic walking paths with afternoon sun and incredible sunsets from your back deck , this fully developed home offers incredible space inside and out in the heart of Timberlea. Featuring a front driveway, heated attached garage, and wide gates on both sides of the yard for easy recreational storage plus a yard that this this turn-key property is designed for convenience and stress free home ownership. A spacious tiled entry welcomes you inside, leading into a bright, open-concept living space. Large windows along the back wall flood the home with natural light and offer serene backyard views. The kitchen provides ample storage and meal prep space, complete with a corner pantry, large island, and stainless steel appliances, including an updated fridge (2022) and microwave (2023). The adjacent dining area comfortably accommodates a large table, while the cozy living room features a gas fireplace for added warmth and ambiance. A laundry room that doubles as a mudroom with direct garage access completes the main level. Upstairs, the private second level is home to three generously sized bedrooms. The primary suite is a true retreat, featuring a spacious layout, an oversized walk-in closet, and a luxurious five-piece ensuite with a double vanity, linen closet, and a tub/shower combo with dual shower heads. Across the hall, two additional bedrooms and a four-piece bathroom complete the upper floor, with cohesive finishes throughout creating an easy to style and neutral aesthetic. The fully developed lower level offers incredible versatility, perfect for a recreation room, movie theatre room, or even a small business such as a home daycare. The open space can also be reconfigured to include a fourth bedroom while still maintaining a comfortable family area. A bathroom on this level adds extra convenience. Additional highlights of this home include central air conditioning, central vacuum, a gas line on the back deck for your BBQ, and a garage that is being utilized as extended living space but can still be used as a workshop or for parking. Move-in ready in a prime location with bus stops at your door step and schools and parks only a stones throw away, this home truly has everything you need - schedule a private tour today.**

Inclusions: **Garage heater, garage floor mats, gazebo.**
Property Listed By: **The Agency North Central Alberta**

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











