

## 305 LINDSTROM Crescent, Fort McMurray T9K2S2

03/20/25 List Price: \$488,800 MLS®#: A2204499 Area: Timberlea Listing

Status: **Pending Wood Buffalo** Change: None Association: Fort McMurray County:

Date:



**General Information** 

Prop Type: Sub Type: Detached City/Town:

Year Built: 2004 Lot Information

Lot Sz Ar: Lot Shape: Residential

Fort McMurray Finished Floor Area Abv Saft:

Low Sqft:

6,911 sqft Ttl Sqft: 1,380

<u>Parking</u>

DOM

<u>Layout</u>

Beds:

Baths:

Style:

12

5 Ttl Park: 4 Garage Sz:

5 (3 2 ) 3.0 (3 0)

**Bi-Level** 

Access:

Lot Feat: Back Yard, Corner Lot, Landscaped, See Remarks, Street Lighting Park Feat:

Additional Parking, Double Garage Attached, Driveway, Front Drive, Garage Faces Front, Heated Garage, Rear

1,380

**Drive, See Remarks, Single Garage Detached** 

**Vinyl Siding, Wood Frame** 

## Utilities and Features

Roof: **Asphalt Shingle** 

Heating: Forced Air, Natural Gas

Sewer:

Ext Feat: BBQ gas line, Lighting, Storage Carpet, Ceramic Tile, Hardwood Water Source:

Fnd/Bsmt:

Construction:

Flooring:

**Poured Concrete** See Remarks

Kitchen Appl: Int Feat: Central Vacuum, Kitchen Island, Laminate Counters, See Remarks, Separate Entrance, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar

**Utilities:** 

## **Room Information**

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Ensuite bath	Main	0`0" x 0`0"	4pc Bathroom	Main	0`0" x 0`0"
4pc Bathroom	Basement	0`0" x 0`0"	Bedroom	Main	9`0" x 14`4"
Bedroom	Main	9`0" x 11`6"	Dinette	Main	12`7" x 11`11"
Foyer	Main	6`5" x 10`0"	Kitchen	Main	1`0" x 9`0"
Living Room	Main	14`0" x 18`0"	Bedroom - Primary	Main	12`0" x 18`0"
Bedroom	Basement	12`0" x 10`0"	Bedroom	Basement	9`0" x 10`0"
Living Room	Basement	18`0" x 35`0"	Kitchenette	Basement	8`0" x 11`0"

Storage Basement 8'0" x 18'0"

Legal/Tax/Financial

Title: Zoning: Fee Simple R1

Legal Desc: **0324605** 

Remarks

Pub Rmks:

305 Lindstrom Cres- your single-family by Level home is situated on a corner lot with an abundance of extra parking a heated double attached garage with access to your main living space as well as extra storage/separate detached garage (toy/ATV STORAGE) sitting on a concrete pad with an overhead garage door (7 x 7). Inside you will be greeted with a large foyer and front closet area leading you to the main floor, which is finished with hardwood flooring, the living room, providing an ample lighting, vaulted ceilings and a gas fireplace. Your kitchen and dining area are opened to each other great for entertaining space. The net does have direct access to your Back Deck and is oversized providing enough space for those large family gatherings. Your kitchen provides lots of countertop and cupboard space; solid wood doors and laminated countertops. The main floor of your home provides a primary bedroom looking over the backyard with a walk-in closet and full en suite. You will also find a full main bathroom with similar finishings as throughout the home. The two additional spare bedrooms located on the main floor are both oversized with large closets. Your home is fully developed with a separate entrance and Inlaw suite. The open concept floor plan in the basement provides a huge rec room with a gas fireplace, lots of natural lighting with a large basement windows. And two additional bedrooms with a full bathroom. This home is a must see located on a corner lot with lots of extra parking, which gives you an opportunity to have RV parking as well as the extra storage space provided for your toys. Your home is in the heart of Timberlea close to schools, walking trails, bussing, other amenities, including shopping, playgrounds and so much more.

Inclusions: Property sold as is, where is on possession

Property Listed By: COLDWELL BANKER UNITED

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









