



THE
A-TEAM

**RE/MAX
FIRST**

305 LINDSTROM Crescent, Fort McMurray T9K2S2

MLS®#: **A2204499**

Area: **Timberlea**

Listing Date: **03/20/25**

List Price: **\$488,800**

Status: **Pending**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Fort McMurray**
Year Built: **2004**

Finished Floor Area
Abv Sqft: **1,380**
Low Sqft:
Ttl Sqft: **1,380**

DOM

12
Layout
Beds: **5 (3 2)**
Baths: **3.0 (3 0)**
Style: **Bi-Level**

Lot Information

Lot Sz Ar: **6,911 sqft**
Lot Shape:

Parking

Ttl Park: **5**
Garage Sz: **4**

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 Drive,See Remarks,Single Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **BBQ gas line,Lighting,Storage**

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

Kitchen Appl: **See Remarks**
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

Room	Level	Dimensions
4pc Ensuite bath	Main	0`0" x 0`0"
4pc Bathroom	Basement	0`0" x 0`0"
Bedroom	Main	9`0" x 11`6"
Foyer	Main	6`5" x 10`0"
Living Room	Main	14`0" x 18`0"
Bedroom	Basement	12`0" x 10`0"
Living Room	Basement	18`0" x 35`0"

Room	Level	Dimensions
4pc Bathroom	Main	0`0" x 0`0"
Bedroom	Main	9`0" x 14`4"
Dinette	Main	12`7" x 11`11"
Kitchen	Main	1`0" x 9`0"
Bedroom - Primary	Main	12`0" x 18`0"
Bedroom	Basement	9`0" x 10`0"
Kitchenette	Basement	8`0" x 11`0"







