



THE
A-TEAM

**RE/MAX
FIRST**

161 LYNX Crescent, Fort McMurray T9K 0C5

MLS®#: **A2204637**

Area: **Timberlea**

Listing Date: **03/22/25**

List Price: **\$649,888**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$30k, 11-Jun**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Fort McMurray**
Year Built: **2008**
Lot Information
Lot Sz Ar: **4,724 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,887**
Low Sqft:
Ttl Sqft: **1,887**

DOM

109
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Front Yard,Fruit Trees/Shrub(s),Garden,Lake,Landscaped,Lawn,Private**
Park Feat: **Asphalt,Double Garage Attached,Driveway,Heated Garage**

Utilities and Features

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

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Microwave,Refrigerator,Stove(s),Washer/Dryer**
Int Feat: **Breakfast Bar,Built-in Features,Closet Organizers,Crown Molding,Double Vanity,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Separate Entrance,Soaking Tub,Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	4`11" x 4`11"
5pc Ensuite bath	Upper	9`6" x 11`8"
Bedroom	Upper	12`11" x 11`8"
3pc Bathroom	Basement	11`9" x 6`8"

Room	Level	Dimensions
4pc Bathroom	Upper	5`0" x 8`10"
Bedroom	Upper	9`11" x 12`5"
Bedroom - Primary	Upper	14`2" x 13`0"
Bedroom	Basement	15`7" x 10`8"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R1S

0525986

Remarks

Pub Rmks:

LUXIOUROUS 161 LYNX CRESCENT w/ 2600 + sq ft . BONUS ROOM, OVERSIZED ATTACHED 24X24 HEATED GARAGE, YARD WITH GATED ACCESS ON BOTH SIDES, SLATE FLOORS, & UPGRADES THROUGHOUT. IN ADDITION TO THIS A MOVE IN READY HOME THAT FEATURES FRESH PAINT AND INCREDIBLE CROWN MOULDINGS ON THE MAIN AND UPPER LEVEL LIKE YOU HAVE NEVER SEEN. This home deserves a STANDING OVATION, an exceptional family home that is within walking distance of all school levels K-12, walking trails, parks. The moment you see this home's exterior; you will notice the stunning curb appeal and the brand-new asphalt drive (2024) that offers ample parking including RV parking! Enter this spacious home to be greeted by a large front foyer that features slate flooring that offers has been maintained and offers a beautiful shine. An open concept living area with 9 ft ceilings, a gorgeous and spacious kitchen, dining area and living area where the natural sunlight shines through. The living and dining areas have been updated with new vinyl plank flooring. The living area offers pot lighting and a gas fireplace. Step into the kitchen of this home that offers stainless steel appliances, walk-in pantry, custom fit laminate countertops, large island with eat-up bar, ample storage and counter space. The dining space is surrounded by window's and offers direct access to the backyard with a 2-tier deck, shed, and low maintenance backyard with new sod and stone (2024). This is a fully fenced yard. The main floor of this home also offers new light fixtures throughout, 2-piece bathroom, private laundry room, and access to the double attached headed garage with high ceilings, overhead storage and loads of cabinet space. The Great room features a corner gas fireplace. This level is complete with a main floor laundry room and 2 pc bathroom and direct access to your attached garage. Take the stairs up to the bonus room offering huge windows, vaulted ceilings, a refreshed feature wall with an electric fireplace, a gorgeous, distressed wood mantel giving this space a modern farmhouse feel. This room is wired and ready for a surround sound system. The entire upper level continues with new vinyl plank flooring throughout, 3 bedrooms, and a 4-piece bathroom. The primary bedroom is equipped with a walk-in closet and full 5 pc ensuite, featuring double sinks, jetted tub & stand-up shower. One of the additional bedrooms also features a walk-in closet! Both upper and main level offer built-in speakers throughout to play your fav tunes on. The lower level of this home has its own/separate entrance to a fully finished 1 bedroom in-law suite. This suite includes a full kitchen, living room, and -a full bathroom. Additional features of this home are Hot water tank updated in 2022, Fresh paint throughout the main and upper living area, and central a/c and the amazing oversized 24x24 attached heated. Don't miss out on the opportunity to view this spectacular home where Mrs. Clean currently lives, schedule your private showing today.

Inclusions:
Property Listed By:

**Fridge x2, stove x2, dishwasher, microwave x2, washer x2, dryer x2, central a/c, garage heater, t.v mounts, garage cabinets
COLDWELL BANKER UNITED**

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











