



THE
A-TEAM

**RE/MAX
FIRST**

140 LYNX Crescent, Fort McMurray T9H 4W9

MLS®#: **A2232832**

Area: **Timberlea**

Listing Date: **06/20/25**

List Price: **\$469,900**

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

Lot Information

Lot Sz Ar:

4,157 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

1,053

Low Sqft:

Ttl Sqft:

1,053

DOM

21

Layout

Beds:

5 (3 2)

Baths:

2.0 (2 0)

Style:

Bungalow

Parking

Ttl Park:

4

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Landscaped,Rectangular Lot

Double Garage Detached,RV Access/Parking

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Lighting,Private Entrance**

Construction: **Vinyl Siding**
Flooring: **Laminate,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Refrigerator,Stove(s),Washer**
Int Feat: **Granite Counters,No Smoking Home,Vinyl Windows**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
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Legal/Tax/Financial

Title: Fee Simple	Zoning: R1S
Legal Desc: 0525986	

Remarks

Pub Rmks: **Modern upgrades with an ultimate mancave in the double detached garage - welcome to 140 Lynx Crescent! This beautifully updated raised bungalow offers**

exceptional versatility and value, featuring two fully equipped dwellings under one roof. Ideally located in a family-friendly neighbourhood of Timberlea, you'll enjoy easy access to schools, parks, trails, transit, and all essential amenities. The upper level has been tastefully renovated and showcases fresh paint, a stunning kitchen with modern white cabinetry (and lots of it), luxurious vinyl plank flooring throughout (no carpet home) and gorgeous granite countertops! The main floor also features a spacious primary bedroom with a four-piece ensuite, plus two additional bedrooms! The basement has its own separate entrance with a two bedroom legal suite, full bathroom, and private laundry. You can have the best of both worlds with either having a renter as an income helper or using it as your own family space with this versatile layout! If you are looking for a mancave, look no more: the newly built garage has high ceilings and even offers an extra parking space beside the garage for a vehicle or trailer! This move in ready home checks all the boxes and offers options for the savvy buyer, whether you're looking for a home with income potential or a house you can grow into! Call to book your viewing today!

Inclusions:
Property Listed By:

Refrigerator (x2), Stove, Dishwasher (x2), OTR Microwave, Washer, Dryer, All Existing Window Coverings, Garage Door Opener
EXP REALTY

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





