

**105 Lynx Crescent
Fort McMurray, Alberta**

MLS # A2196886



\$560,000

Division:	Timberlea		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,650 sq.ft.	Age:	2007 (18 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Aggregate, Double Garage Attached, Driveway, Front Drive, Garage Door Op		
Lot Size:	0.18 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Corner Lot, Front Yard, Landscap		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1S
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Garage heater, garage floor mats, gazebo.

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.