



GRASSROOTS
REALTY GROUP

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**169 Lindstrom Crescent
Fort McMurray, Alberta**

MLS # A2328573



\$799,000

Division:	Timberlea		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,674 sq.ft.	Age:	2005 (21 yrs old)
Beds:	6	Baths:	4
Garage:	Aggregate, Double Garage Attached, Garage Faces Front, Heated Garage, O		
Lot Size:	0.18 Acre		
Lot Feat:	Backs on to Park/Green Space, Creek/River/Stream/Pond, Gentle Sloping, La		

Heating:	Boiler, Forced Air, Natural Gas
Floors:	Carpet, Hardwood, Tile
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Stucco
Foundation:	Poured Concrete
Features:	Granite Counters, Jetted Tub, Separate Entrance, Walk-In Closet(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R1
Utilities:	-

Inclusions: Main floor: Fridge, stove, stove hood fan, microwave, dishwasher, washer & dryer Basement: Fridge, OTR microwave, washer & dryer All window coverings, Central A/C, garage heater

Welcome to this exceptional Lakewood Estates home, offering incredible space, flexibility, and breathtaking pond views just steps from the Birchwood Trail system. Designed with families in mind, this impressive property features 6 bedrooms plus a main floor office (or 7th bedroom), 4 full bathrooms, and a fully developed walkout basement ideal for extended family or multi-generational living. A grand foyer with soaring ceilings welcomes you into the home. The front of the main level offers a formal living room, a private office or bedroom, a full bathroom, and a spacious laundry room. At the heart of the home, you'll find a bright open-concept living space featuring a cozy family room with a gas fireplace and wet bar, a generous kitchen with granite countertops, a breakfast nook, and a formal dining area. Patio doors lead to a massive deck overlooking the serene pond, with direct access to the fully fenced and landscaped backyard. Upstairs, the spacious primary suite is a true retreat, complete with a large walk-in closet and a luxurious ensuite. Two additional bedrooms, each with walk-in closets, and a well-appointed full bathroom with ample storage complete the upper level. The fully finished walkout basement offers outstanding versatility with three additional bedrooms, a full bathroom, in-floor heating, a spacious recreation room featuring a second gas fireplace and wet bar/kitchenette, plus a second washer and dryer in the utility room - perfect for guests or extended family. Additional highlights include a heated double attached garage with new epoxy flooring, exposed aggregate driveway, central air conditioning, and a beautifully landscaped yard. Nestled in a quiet location with convenient access to schools, shopping, parks, and trails, this remarkable home combines space, comfort, and an unbeatable setting. Call today to book your private showing!

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