



GRASSROOTS
REALTY GROUP

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**105 Lindstrom Crescent
Fort McMurray, Alberta**

MLS # A2330830



\$824,900

Division:	Timberlea		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,888 sq.ft.	Age:	2004 (22 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached, Heated Garage, Interlocking Driveway, RV Access		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Interior Lot, Landscap		

Heating:	Boiler, Forced Air	Water:	-
Floors:	Carpet, Hardwood, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Pantry, Storage, Walk-In Closet(s)		

Inclusions: Side-by-side refrigerator, microwave convection oven, dining table with 10 dining chairs, TV and wall mount in living room, TV and stand in basement, pool table and accessories, basement floating shelves, plastic garage shelving, four bar stools at kitchen counter, three bar stools at basement bar, elliptical window coverings, basement microwave, basement fridge, shed, clock feature wall in kitchen

Welcome to 105 Lindstrom Crescent in Lakewood Estates, where this meticulously maintained home backs directly onto green space and a pond, offering views you won't find just anywhere. From the moment you arrive, the pride of ownership is evident. The oversized interlocking brick driveway offers parking for six vehicles plus RV parking, leading to an attached garage measuring 23'4" x 24'11", insulated and heated for year-round comfort. Step inside to a large foyer that sets the tone for the elevated finishes throughout. Hardwood flooring carries you up to the main level, where a beautiful living room anchored by a gas fireplace invites you to settle in. The kitchen is the true showstopper, an entertainer's dream featuring a butcher block island, pantry + built in cabinetry/storage, gas range, beverage fridge, and side-by-side fridge. Whether you're hosting at the eat-up breakfast bar or gathering in the eat-in dining area with custom dining table and seating for 10. Garden doors lead out to the upper deck, framed in glass railing with Dura Deck finishing, an ideal spot to take in the view over the pond and green space. With 10 foot ceilings, the main floor offers two excellent-sized bedrooms and a five-piece main bathroom, before leading you to the absolute tranquility of the primary suite. Complete with its own hall leading to a flexible office/den/or nursery space, two walk-in closets, vaulted ceilings, and a spa-like five-piece ensuite, this retreat was designed for calm. Downstairs, the walkout basement impresses with soaring 12 foot ceilings and in-floor heat throughout. Off the rec room are doors leading to your lower level covered deck & beautiful backyard. A large recreation room set up for billiards, a wet bar/kitchenette, a bedroom with loft, a three-piece bathroom, a family room, laundry, and ample storage make this a space built for both everyday living and entertaining.

Outside, fresh landscaping surrounds the home, complemented by a gravel rock area and offering external access to the garage from the rear yard + shed. Enjoy a fire pit area perfect for evenings spent enjoying the overview of the pond and green space. The lower deck, covered and recently painted and stained, adds even more outdoor living space to enjoy. Major updates were completed in 2021-2022, including new shingles, furnace, hot water tank, boiler system, AC, appliances, and blinds, giving you total peace of mind for years to come. This is your opportunity to live on a desired street in Lakewood Estates, in an elevated home (totalling 3293 Ft² of living space) that has been meticulously cared for and thoughtfully updated from top to bottom. A rare opportunity in a truly elevated home.