



GRASSROOTS
REALTY GROUP

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**110 Lindstrom Bay
Fort McMurray, Alberta**

MLS # A2340044



\$779,000

Division:	Timberlea		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,685 sq.ft.	Age:	2004 (22 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.18 Acre		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, Lawn, Pie Shaped Lot, See Rem		

Heating: In Floor, Fireplace(s), Forced Air

Floors: Carpet, Hardwood, Tile

Roof: Asphalt Shingle

Basement: Full

Exterior: Concrete, Vinyl Siding

Foundation: Poured Concrete

Features: Bar, See Remarks, Separate Entrance, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R1

Utilities: -

Inclusions: Fridge, stove, dishwasher, washer, dryer, all window coverings, central ac, garage door opener, hot tub

WALK OUT BASEMENT! BACKING TO THE POND! CUL-DE-SAC LOCATION! Welcome to this exceptional sprawling bungalow, where location, lot size and views come together in a truly special property. Situated on a quiet cul-de-sac and backing directly onto a peaceful pond, this home sits on an impressive 8,000+ sq. ft. pie-shaped lot—offering an incredible amount of outdoor space, privacy and room to enjoy. From the moment you enter, the grand foyer and soaring ceilings create an impressive first impression, with beautiful sightlines extending straight through the home to the pond. The bright and spacious main floor features tall ceilings, large windows and a welcoming living room with a gas fireplace and gorgeous backyard views. The spacious kitchen offers plenty of cabinetry, a corner pantry and eat-up bar, opening seamlessly into the dining room. From here, step onto the massive back deck overlooking the pond—an ideal setting for morning coffee, entertaining or enjoying the peaceful surroundings. The impressive primary suite is a true retreat, featuring pond views, its own gas fireplace, a walk-in closet and an impressive ensuite with a jetted tub, separate shower and floor-to-ceiling tile. Two more bedrooms, 4-piece main bathroom and convenient mudroom complete this level. The third bedroom is located just off the foyer and would also make an excellent home office or flex space. The mudroom provides direct access to the oversized, heated double attached garage with tall ceilings. The walk-out basement is bright, spacious and designed for entertaining, featuring large windows, in-floor heating, a massive recreation room, gas fireplace, bar, built-in 8 person hot tub and walk-out access to the backyard and patio. Two large bedrooms, a full bathroom and laundry room complete the lower level. With 3 gas fireplaces, a walk-out

basement, over 3300 sqft of living space, 8,000+ sq. ft. pie-shaped lot, long drive for RV or boat parking and a quiet cul-de-sac location, this is a property that offers the size and setting that are increasingly difficult to find. To top this all off new carpet and fresh paint throughout make this property move-in ready.