



GRASSROOTS
REALTY GROUP

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165 Lynx Crescent
Fort McMurray, Alberta

MLS # A2348552



\$549,000

Division:	Timberlea		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,997 sq.ft.	Age:	2008 (18 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R1S
Foundation:	Poured Concrete	Utilities:	-
Features:	Wet Bar		

Inclusions: As is where is at the time of possession

Welcome to this spacious 6-bedroom, 3.5-bathroom home located in the established community of Timberlea. Offering a functional layout with four bedrooms on the upper level and two additional bedrooms in the basement, this home provides plenty of space for a growing family, guests, or those needing additional room for a home office or recreation space. The main floor features a spacious entryway that welcomes you into the home, along with a bright kitchen complete with white cabinetry and granite countertops. The living room offers hardwood flooring, a cozy gas fireplace, and an inviting atmosphere for relaxing or entertaining. Crown moulding extends throughout the upper two levels, adding an elegant finishing touch. Upstairs, the primary bedroom provides a comfortable retreat with a well-appointed ensuite featuring slate tile flooring, dual sinks, a soaker tub, and a separate stand-up shower. Three additional bedrooms and a second full bathroom complete the upper level. The second bathroom features slate tile flooring, a single vanity, and a tub/shower combination. The fully developed basement adds even more living space with two good-sized bedrooms, a convenient wet bar, and a 3.5-piece bathroom, making this level ideal for teenagers, guests, or extended family. Outside, the fenced backyard provides a private space for children, pets, or summer entertaining. A front driveway and large 23'1" x 25'6" attached garage provide excellent parking and storage options. Located in the established community of Timberlea, this home combines generous living space, practical features, and a functional family-friendly layout.