

# \$575,000 - 105 Lynx Crescent, Fort McMurray

MLS® #A2196886

**\$575,000**

3 Bedroom, 4.00 Bathroom, 1,650 sqft  
Residential on 0.18 Acres

Timberlea, Fort McMurray, Alberta

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.

Built in 2007

### **Essential Information**

MLS® #	A2196886
Price	\$575,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,650
Acres	0.18
Year Built	2007
Type	Residential
Sub-Type	Detached

Style 2 Storey  
Status Active

### Community Information

Address 105 Lynx Crescent  
Subdivision Timberlea  
City Fort McMurray  
County Wood Buffalo  
Province Alberta  
Postal Code T9K 0C4

### Amenities

Parking Spaces 4  
Parking Aggregate, Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Heated Garage, Parking Pad, RV Access/Parking  
# of Garages 2

### Interior

Interior Features Granite Counters, Kitchen Island, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)  
Appliances Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings  
Heating Forced Air  
Cooling Central Air  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Gas, Living Room  
Has Basement Yes  
Basement Finished, Full

### Exterior

Exterior Features Private Yard, Storage  
Lot Description Back Yard, Backs on to Park/Green Space, Corner Lot, Front Yard, Landscaped, Lawn, Private  
Roof Asphalt  
Construction Vinyl Siding  
Foundation Poured Concrete

### Additional Information

Date Listed February 25th, 2025

Days on Market 55

Zoning R1S

## **Listing Details**

Listing Office The Agency North Central Alberta

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