

**140 Lynx Crescent
Fort McMurray, Alberta**

MLS # A2279643



\$449,900

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|------------------|---|---------------|-------------------|
| Division: | Timberlea | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,053 sq.ft. | Age: | 2007 (19 yrs old) |
| Beds: | 5 | Baths: | 2 |
| Garage: | Double Garage Detached, RV Access/Parking | | |
| Lot Size: | 0.10 Acre | | |
| Lot Feat: | Landscaped, Rectangular Lot | | |

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|--------------------|--|-------------------|-----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Laminate, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Vinyl Siding | Zoning: | R1S |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Granite Counters, No Smoking Home, Vinyl Windows | | |

Inclusions: Refrigerator (x2), Stove, Dishwasher (x2), OTR Microwave, Washer, Dryer, All Existing Window Coverings, Garage Door Opener

Modern upgrades with an ultimate mancave in the double detached garage - welcome to 140 Lynx Crescent! This beautifully updated raised bungalow offers exceptional versatility and value, featuring two fully equipped dwellings under one roof. Ideally located in a family-friendly neighbourhood of Timberlea, you'll enjoy easy access to schools, parks, trails, transit, and all essential amenities. The upper level has been tastefully renovated and showcases fresh paint, a stunning kitchen with modern white cabinetry (and lots of it), luxurious vinyl plank flooring throughout (no carpet home) and gorgeous granite countertops! The main floor also features a spacious primary bedroom with a four-piece ensuite, plus two additional bedrooms! The basement has its own separate entrance with a two bedroom legal suite, full bathroom, and private laundry. You can have the best of both worlds with either having a renter as an income helper or using it as your own family space with this versatile layout! If you are looking for a mancave, look no more: the newly built garage has high ceilings and even offers an extra parking space beside the garage for a vehicle or trailer! This move in ready home checks all the boxes and offers options for the savvy buyer, whether you're looking for a home with income potential or a house you can grow into! Call to book your viewing today!