\$449,900 - 140 Lynx Crescent, Fort McMurray

MLS® #A2232832

\$449,900

5 Bedroom, 2.00 Bathroom, 1,053 sqft Residential on 0.10 Acres

Timberlea, Fort McMurray, Alberta

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'II 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!







Essential Information

MLS® # A2232832 Price \$449.900

Bedrooms 5
Bathrooms 2.00
Full Baths 2

Square Footage 1,053 Acres 0.10 Year Built 2007

Type Residential
Sub-Type Detached
Style Bungalow
Status Active

Community Information

Address 140 Lynx Crescent

Subdivision Timberlea

City Fort McMurray
County Wood Buffalo

Province Alberta
Postal Code T9H 4W9

Amenities

Parking Spaces 4

Parking Double Garage Detached, RV Access/Parking

of Garages 2

Interior

Interior Features Granite Counters, No Smoking Home, Vinyl Windows Appliances Dishwasher, Dryer, Refrigerator, Stove(s), Washer

Heating Forced Air, Natural Gas

Cooling None
Has Basement Yes

Basement Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features Lighting, Private Entrance
Lot Description Landscaped, Rectangular Lot

Roof Asphalt Shingle

Construction Vinyl Siding

Foundation Poured Concrete

Additional Information

Date Listed June 20th, 2025

Days on Market 120 Zoning R1S

Listing Details

Listing Office EXP REALTY

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