

# \$469,900 - 140 Lynx Crescent, Fort McMurray

MLS® #A2232832

**\$469,900**

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, youâ€™™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!

Built in 2007



## Essential Information

MLS® #	A2232832
Price	\$469,900
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	46
Zoning	R1S

### **Listing Details**

Listing Office	EXP REALTY
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.