

# \$639,000 - 161 Lynx Crescent, Fort McMurray

MLS® #A2259135

**\$639,000**

4 Bedroom, 4.00 Bathroom, 1,880 sqft

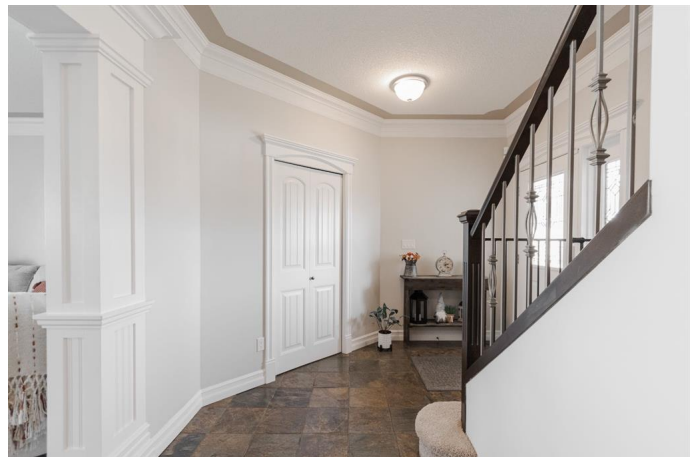
Residential on 0.11 Acres

Timberlea, Fort McMurray, Alberta

Welcome to 161 Lynx Crescent: a beautifully maintained home offering more than 2,600 sq ft of living space, an oversized heated double garage, a bonus room, and a fully finished basement with an illegal versatile and spacious suite. Set on a quiet street within walking distance to schools, trails, and parks, this home is move-in ready, in immaculate condition and full of thoughtful updates.

The curb appeal stands out immediately with fresh asphalt on the driveway (2024) that provides plenty of parking including space for your RV, mature landscaping, and a welcoming front entry. Step inside to a spacious foyer finished with slate floors that carry into the main living area. The open concept layout offers 9 ft ceilings with gorgeous crown mouldings, a bright living room with a gas fireplace, and a dining space surrounded by windows. The kitchen is equipped with stainless steel appliances, a walk-in pantry, custom counters, a large island with an eat-up bar and ample storage. From here, enjoy direct access to the backyard complete with a two-tiered deck, shed, fresh sod, and stonework (2024) all fully fenced and ready for easy outdoor living.

Upstairs, the large bonus room is filled with natural light from big windows and vaulted ceilings. A feature wall with a modern shiplap electric fireplace and rustic wood mantel gives the space a cozy yet stylish feel, and the room is wired for surround sound. The upper level continues with three bedrooms, including a



primary retreat with walk-in closet and five-piece ensuite with elevated double overcounted sinks, a jetted tub, and stand-up shower. Another bedroom also has its own walk-in closet, and a full four-piece bathroom completes this level.

The fully finished basement has its own separate entrance and includes a one-bedroom illegal suite with full kitchen, living room, and bathroom - perfect for extended family or guests or for larger families looking for added living space down below. Additional highlights include: central a/c, fresh neutral paint throughout the main and upper levels, built-in speakers, updated hot water tank (2022), new vinyl plank flooring throughout the main and upper levels, and a heated 24x24 garage with high ceilings, overhead storage and cabinets.

161 Lynx Crescent combines comfort, space, an elevated design and convenience in one of Timberlea's most family-friendly locations where schools and trails are practically at your door step. Schedule your private showing today.

Built in 2008

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2259135    |
| Price          | \$639,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,880       |
| Acres          | 0.11        |
| Year Built     | 2008        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |

Status Active

### Community Information

Address 161 Lynx Crescent  
Subdivision Timberlea  
City Fort McMurray  
County Wood Buffalo  
Province Alberta  
Postal Code T9K 0C5

### Amenities

Parking Spaces 4  
Parking Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Heated Garage, Parking Pad, Side By Side, Tandem  
# of Garages 2

### Interior

Interior Features Crown Molding, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Storage, Vaulted Ceiling(s), 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 2  
Fireplaces Family Room, Gas, Living Room  
Has Basement Yes  
Basement Exterior Entry, Finished, Full

### Exterior

Exterior Features Lighting, Private Entrance, Private Yard, Rain Gutters  
Lot Description Back Yard, Front Yard, Landscaped, Lawn, Standard Shaped Lot  
Roof Asphalt Shingle  
Construction Vinyl Siding  
Foundation Poured Concrete

### Additional Information

Date Listed September 25th, 2025

|                |     |
|----------------|-----|
| Days on Market | 1   |
| Zoning         | R1S |

## **Listing Details**

|                |                                  |
|----------------|----------------------------------|
| Listing Office | The Agency North Central Alberta |
|----------------|----------------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.