

# \$619,900 - 233 Lynx Crescent, Fort McMurray

MLS® #A2249150

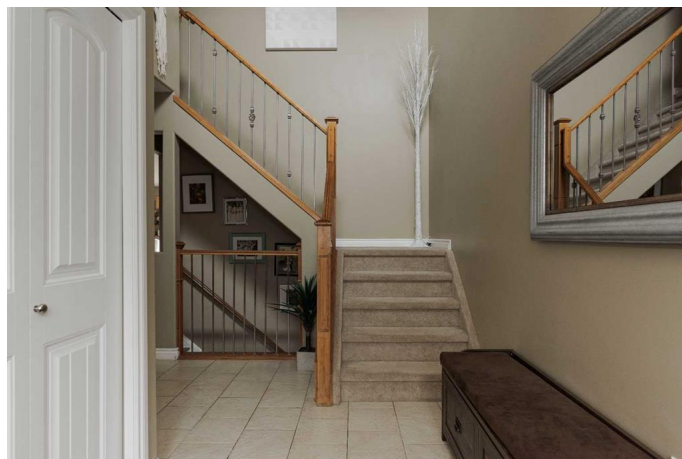
**\$619,900**

4 Bedroom, 4.00 Bathroom, 1,951 sqft

Residential on 0.13 Acres

Timberlea, Fort McMurray, Alberta

Welcome to 233 Lynx Crescent - tucked into a desirable, family-friendly neighbourhood, this beautifully cared-for home offers the space, style, and extras you've been dreaming of. Pride of ownership shines from top to bottom. Step inside to the spacious foyer that sets the tone for the rest of the home, the main floor offering a bright, open-concept floor plan where the kitchen, dining, and living room flow seamlessly together. The kitchen is designed with entertaining in mind—complete with a central island, plenty of cabinets, and room for everyone to gather. Just off the dining and living area, you'll find access to the backyard, making it easy to host summer BBQs or keep an eye on the pool while dinner is cooking. A cozy gas fireplace adds warmth to the living room, and the main floor also provides convenient access to the heated double car garage, as well as a laundry room with cabinets and sink. Upstairs, the spacious primary suite offers a comfortable retreat, complemented by its own en-suite bathroom and large walk-in closet. Two additional large bedrooms provide plenty of space for kids or guests, and a second full bathroom ensures convenience for the whole family. Downstairs, the fun continues. The fully finished basement has something for everyone—movie nights in the rec room with a projector and screen, a second fireplace for added comfort, a stylish wine bar with wine fridge, and even a Murphy bed for overnight guests. Kids will love their very own climbing wall and play features. Step



outside and discover the true gem of this property: the backyard. Whether youâ€™re swimming in the pool, lounging on the deck, or enjoying the peace of no neighbours directly behind you, this outdoor space is designed for making memories. A shed adds extra storage, keeping everything organized. Located in a welcoming, family-friendly neighbourhood close to schools, parks, shopping, and transit, this home checks every box. Schedule your personal showing today!

Built in 2007

**Essential Information**

MLS® #	A2249150
Price	\$619,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,951
Acres	0.13
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	233 Lynx Crescent
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 0C4

**Amenities**

Parking Spaces	4
Parking	Double Garage Attached, Driveway, Garage Door Opener, Heated

	Garage, Off Street
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), Jetted Tub, See Remarks, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings, Wine Refrigerator
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	BBQ gas line, Other
Lot Description	Back Yard, Landscaped, See Remarks
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	August 15th, 2025
Days on Market	1
Zoning	R1S

### Listing Details

Listing Office	EXP REALTY
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