

\$535,888 - 313 Lindstrom Crescent, Fort McMurray

MLS® #A2271202

\$535,888

6 Bedroom, 3.00 Bathroom, 1,368 sqft

Residential on 0.13 Acres

Timberlea, Fort McMurray, Alberta

FULLY DEVELOPED 6 BEDROOM, 3 BATH HOME WITH SEPARATE ENTRANCE, NEW SHINGLES IN 2024, NEW CENTRAL A/C 2023, UPDATED APPLIANCES FRIDGE (2024), DISHWASHER(2025). Welcome to 313 Lindstrom Crescent located in the subdivision of Lakewood Estates in Timberlea. This home is move in ready and turn key offering and excellent versatility of having a mortgage helper in the fully developed basement 3 bedrooms, in-suite laundry, full kitchen, 9ft ceilings and a full bathroom or this can be an excellent space for a large family. The main level is a great layout with a large front living room with vaulted ceilings, and gas fireplace. The oversized kitchen and dining room is a great space for family meals or entertaining. Kitchen features loads of cabinets and island. The dining room has garden doors leading to your deck and generous sized private and treed yard. There are 3 bedrooms on the main level and 2 full bathrooms. The Primary bedroom offers a walk in closet and full ensuite. The main level is complete with main floor laundry room and mud room with direct access to your garage, and a large front foyer. The exterior offers a fenced yard, extra wide driveway with RV Parking and an attached double heated garage. This turn key home is a great buy at a great price and is perfectly located close to schools of all levels K-12, shopping birchwood trails and more. Call today for your personal tour.



Built in 2004

Essential Information

MLS® #	A2271202
Price	\$535,888
Bedrooms	6
Bathrooms	3.00
Full Baths	3
Square Footage	1,368
Acres	0.13
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	313 Lindstrom Crescent
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 2S3

Amenities

Parking Spaces	5
Parking	Double Garage Attached, Insulated, Heated Garage
# of Garages	2

Interior

Interior Features	Breakfast Bar, High Ceilings, Laminate Counters, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar
Appliances	Central Air Conditioner, Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas, Mantle, Great Room

Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Lawn
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	November 17th, 2025
Days on Market	2
Zoning	R1

Listing Details

Listing Office	COLDWELL BANKER UNITED
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