

# \$759,900 - 192 Lindstrom Crescent, Fort McMurray

MLS® #A2170727

**\$759,900**

6 Bedroom, 4.00 Bathroom, 2,603 sqft  
Residential on 0.14 Acres

Timberlea, Fort McMurray, Alberta

3,968Sqft of Total Living Space with Legal Suite | Welcome to a breathtaking executive 2-storey home in the heart of Timberlea, where luxury meets tranquility! Nestled on a quiet street, this stunning residence backs onto peaceful greenbelt and meandering walking trails in the Birchwood Trails, offering a private, natural oasis right at your doorstep. Enjoy morning coffee on your beautiful front porch with upgraded composite decking. The moment you step inside, youâ€™™ll be swept away by the grandeur of the 2-storey vaulted ceilings, filling the home with light and airiness. The main floor is a perfect blend of elegance and functionality, featuring gleaming hardwood floors, in-floor heat on the tiled flooring, an exquisite gas fireplace with a faux stone surround in the family room, a den that doubles as a cozy office or guest bedroom, a half bathroom, and laundry room/mudroom with storage space. The kitchen is nothing short of a culinary masterpiece, boasting sleek granite countertops, stainless steel appliances, a walk-in pantry, a workstation, and an island with a breakfast barâ€™™an entertainerâ€™™s dream! Step out onto the raised deck with updated composite decking and stylish glass railings so you can enjoy the serene view of the greenbelt while you grill on the gas BBQ (BBQ and hook-up included) or relax on the included patio furniture. Upstairs, your luxurious retreat awaitsâ€™™the massive primary bedroom is a haven of relaxation, featuring a bay window overlooking the lush greenbelt, a



second stone surround gas fireplace, walk-in closet with custom shelving, and a spa-inspired ensuite complete with in-floor heat a jetted soaker tub with seat, a large walk-in tiled shower. A rare three additional spacious bedrooms and a full bathroom with tub/shower offer plenty of room for family or guests on the top floor. The walk-out basement is a hidden gem, offering a fully equipped legal suite with 9' ceilings and tons of natural light, in-floor heat, its own entrance, kitchen, laundry, two bedrooms, and a full bathroom – perfect for extra income or extended family. The basement legal suite also includes a spacious covered patio outside with patio furniture and BBQ included. This home is packed with thoughtful and high-quality features, including in-floor heating in the double attached garage, an extra-wide stamped concrete driveway, brand-new carpet upstairs, new blinds, crown molding, air conditioning (new in 2018), a boiler, and a fully fenced backyard. With every detail carefully considered, this home is the ultimate blend of luxury, comfort, and convenience, all set in one of Timberlea's most sought-after locations. This special home has been meticulously maintained with annual maintenance throughout including the boiler system. The front and back decks were upgraded to composite decking in spring 2021. Furniture negotiable. Your dream home awaits!

Built in 2004

### **Essential Information**

MLS® #	A2170727
Price	\$759,900
Bedrooms	6
Bathrooms	4.00
Full Baths	3

Half Baths	1
Square Footage	2,603
Acres	0.14
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	192 Lindstrom Crescent
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 4Z6

### Amenities

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Heated Garage, Off Street
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Crown Molding, Central Vacuum, Granite Counters, Vinyl Windows, Jetted Tub, Kitchen Island, Pantry, Separate Entrance, Storage, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air, In Floor, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Master Bedroom, Stone
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite, Walk-Out

### Exterior

Exterior Features	Private Entrance, Private Yard
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Lot Description	Backs on to Park/Green Space, Back Yard, Few Trees, Front Yard, Greenbelt, Lawn, Landscaped, No Neighbours Behind, Views
Roof	Asphalt Shingle
Construction	Stone, Stucco
Foundation	Poured Concrete

**Additional Information**

Date Listed	October 5th, 2024
Days on Market	160
Zoning	R1

**Listing Details**

Listing Office	RE/MAX First
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