



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



Main Photo

### Property Description

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, you'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!

## REALTOR Referral

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