

**333 Lindstrom Crescent  
 Fort McMurray, Alberta**

**MLS # A2266093**



**\$549,900**

|                  |                                                           |               |                   |
|------------------|-----------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Timberlea                                                 |               |                   |
| <b>Type:</b>     | Residential/House                                         |               |                   |
| <b>Style:</b>    | Bungalow                                                  |               |                   |
| <b>Size:</b>     | 1,548 sq.ft.                                              | <b>Age:</b>   | 2004 (21 yrs old) |
| <b>Beds:</b>     | 5                                                         | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Double Garage Attached                                    |               |                   |
| <b>Lot Size:</b> | 0.13 Acre                                                 |               |                   |
| <b>Lot Feat:</b> | Back Yard, Dog Run Fenced In, Front Yard, Street Lighting |               |                   |

|                    |                                                         |                   |    |
|--------------------|---------------------------------------------------------|-------------------|----|
| <b>Heating:</b>    | Forced Air                                              | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Hardwood, Tile, Vinyl Plank                     | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle                                         | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Full                                                    | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Concrete, Vinyl Siding                                  | <b>Zoning:</b>    | R1 |
| <b>Foundation:</b> | Poured Concrete                                         | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Bar, Kitchen Island, Pantry, Walk-In Closet(s), Wet Bar |                   |    |

**Inclusions:** Fridge, Stove, Washer, Dryer, Dishwasher, Garage Door Opener, OTR microwave

Let's start with the obvious - this one has space! Five bedrooms (3 up, 2 down), and three full baths in this raised-bungalow layout that keeps everything bright. Even the basement feels like part of the house, not an afterthought. On the main level, you've got tigerwood hardwood throughout the kitchen and back living room, fresh paint, and new vinyl plank in the entry and primary suite. The flow just works - a roomy entrance for all the chaos of daily life, a family room off the kitchen with walk out access to the back yard, space for an actual dining table, and enough room for that massive sectional you've been eyeing up. Downstairs, it's whatever you need it to be - wet bar area, two huge bedrooms, and two separate family spaces. Turn one into a gym, send the kids down to their own zone, or make it the best movie room in the neighbourhood. Don't forget the 3rd bathroom too! Outside, you've got a triple driveway with room to park an RV, double attached garage, and a fully fenced yard that's ready for pets (with its own fenced in dog run), BBQs, and late-night hang outs. Listed below appraised value, this home gives you more space, more freedom, and a layout that actually lives the way you do. This one's a rare mix of smart buy and great energy. Make it yours before someone else does.