

\$309,000 - 401 Mckinlay Crescent, Fort McMurray

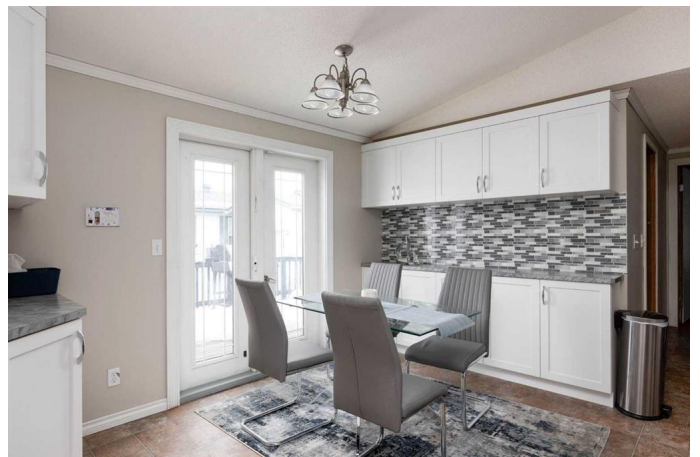
MLS® #A2207563

\$309,000

3 Bedroom, 2.00 Bathroom, 1,522 sqft
Residential on 0.10 Acres

Timberlea, Fort McMurray, Alberta

Welcome to 401 Mckinlay Cr. You will be pleasantly surprised when you see the nice finishings the owners have put into this modular home located in Timberlea. Offering just over 1500 sq feet of living space and backing onto greenspace, this 2003 Winalta is perfect for the growing family. Let's start with the kitchen that has had 25k in renovations. The dining area as well as the kitchen has loads of cupboards and counter space, complimented by a beautiful backsplash and stainless steel appliances. If you love to cook, you will enjoy all the counter space and especially the corner pantry for all your baking supplies and smaller appliances.. Another feature is the modern colors and laminate flooring. No more fussing with carpet. The spacious foyer leads into a massive living room that easily fits a sectional. . The master bedroom is spacious with an ensuite (corner jetted jacuzzi + separate shower) and walk-in closet. There are 2 more decent size bedrooms, a 4 piece bath that can be shared between the 2 bedrooms. Need extra storage? No problem as there is a 4x8 storage room and a laundry/boot room that provides additional storage. The garage can be used to park your car or it would make a great man cave, it has 220 wiring and is drywalled. The yard is great for your outdoor summer fun with a fully fenced and landscaped yard. With SW exposure the sun beams through the dining room french doors that lead to your massive 2



tiered deck . Driveway is wide enough for 2 vehicles. Other features of this home are new siding in 2016, new roof in 2020, furnace, hot water tank are approx 3 years old. Excited for you to view this home.

Built in 2003

Essential Information

| | |
|----------------|--------------|
| MLS® # | A2207563 |
| Price | \$309,000 |
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,522 |
| Acres | 0.10 |
| Year Built | 2003 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Modular Home |
| Status | Active |

Community Information

| | |
|-------------|-----------------------|
| Address | 401 Mckinlay Crescent |
| Subdivision | Timberlea |
| City | Fort McMurray |
| County | Wood Buffalo |
| Province | Alberta |
| Postal Code | T9B 2K6 |

Amenities

| | |
|----------------|------------------------|
| Amenities | Park |
| Parking Spaces | 3 |
| Parking | Single Garage Detached |
| # of Garages | 1 |

Interior

| | |
|-------------------|--|
| Interior Features | Kitchen Island, Laminate Counters, See Remarks |
| Appliances | Central Air Conditioner, Dishwasher, Electric Stove, Refrigerator, |

| | |
|----------|--------------|
| | Washer/Dryer |
| Heating | Forced Air |
| Cooling | Central Air |
| Basement | None |

Exterior

| | |
|-------------------|------------------------|
| Exterior Features | Private Yard |
| Lot Description | Front Yard, Landscaped |
| Roof | Asphalt |
| Construction | Wood Frame, Veneer |
| Foundation | Pillar/Post/Pier |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | April 3rd, 2025 |
| Days on Market | 6 |
| Zoning | RMH-1 |

Listing Details

| | |
|----------------|-------------------------|
| Listing Office | 3% REALTY FORT MCMURRAY |
|----------------|-------------------------|

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