

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

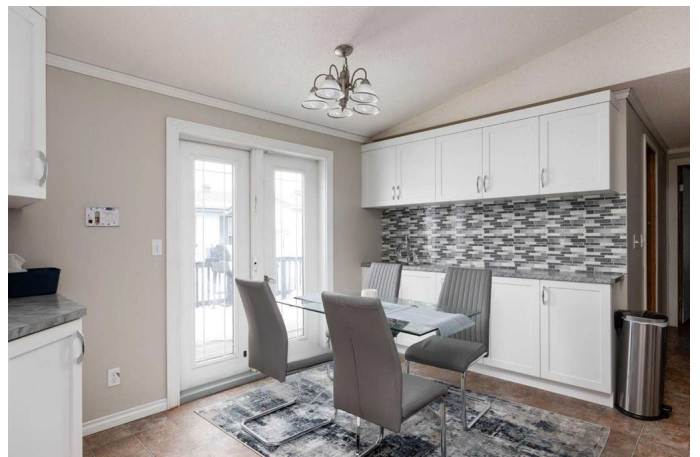
MLS® #A2207563

\$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 4'x8' 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	33
Zoning	RMH-1

Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.