

148 McKinlay Crescent  
Fort McMurray, Alberta

MLS # A2264097



## \$299,000

|                  |                                                   |               |                   |
|------------------|---------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Timberlea                                         |               |                   |
| <b>Type:</b>     | Residential/Manufactured House                    |               |                   |
| <b>Style:</b>    | Mobile Home-Single Wide                           |               |                   |
| <b>Size:</b>     | 1,196 sq.ft.                                      | <b>Age:</b>   | 2002 (23 yrs old) |
| <b>Beds:</b>     | 3                                                 | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Parking Pad, RV Access/Parking, RV Gated          |               |                   |
| <b>Lot Size:</b> | 0.10 Acre                                         |               |                   |
| <b>Lot Feat:</b> | Back Yard, Low Maintenance Landscape, See Remarks |               |                   |

|                    |                                                                      |                   |        |
|--------------------|----------------------------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Forced Air                                                           | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Tile, Vinyl Plank                                                    | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle                                                      | <b>Condo Fee:</b> | \$ 160 |
| <b>Basement:</b>   | None                                                                 | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Mixed                                                                | <b>Zoning:</b>    | RMH-1  |
| <b>Foundation:</b> | Piling(s)                                                            | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Open Floorplan, Pantry, See Remarks, Skylight(s), Vaulted Ceiling(s) |                   |        |

**Inclusions:** NA

Welcome to this beautifully renovated Timberlea home &mdash; bright, inviting, and full of charm from the moment you step inside. Imagine whipping up a hearty fall meal in this modern kitchen, with its white subway tile, sleek epoxy counters, and stainless steel appliances, while friends or family gather around. The living room, centered around a warm gas fireplace, is perfect for curling up with a book, binge-watching your favorite Netflix series, or sharing laughs on a quiet evening in. Step outside onto the spacious new deck where morning coffee or evening drinks feel like a mini getaway. The yard is low-maintenance but functional, featuring gated RV parking for your trailer or extra vehicles, and a garden shed for all your hobbies and storage needs. With 3 bedrooms, 2 baths, and a layout designed for everyday living, this home effortlessly blends modern RECENT UPDATES &mdash; including ROOF, DECK, FENCE, HOT WATER TANK, LVP FLOORING, BASEBOARDS, PAINT, BACKPLASH &mdash; It's move-in ready, versatile, and waiting for the next chapter of laughter, meals, and cozy nights in.