



GRASSROOTS
REALTY GROUP

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**125 Mckinlay Crescent
Fort McMurray, Alberta**

MLS # A2244525



\$322,500

Division:	Timberlea		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Double Wide		
Size:	1,530 sq.ft.	Age:	2002 (23 yrs old)
Beds:	3	Baths:	2
Garage:	Asphalt, Driveway, Off Street		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Interior Lot, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 180
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RMH-1
Foundation:	Piling(s)	Utilities:	-
Features:	Laminate Counters, See Remarks, Skylight(s), Vaulted Ceiling(s)		

Inclusions: Refrigerator, Electric range(s), Dishwasher, Microwave/hood vent(s), Stand up freezer, Washer/Dryer

Beautifully maintained | Numerous updates | Ample parking. Welcome to 125 Mckinlay Crescent. This move-in-ready home offers 1,529 sq ft of living space, including 3 bedrooms, 2 bathrooms, and a bonus rec-room with kitchenette. An open-concept, bright main area features an updated skylight (2023), a large picture window, and modern luxury vinyl plank flooring throughout (2024). The open kitchen boasts stainless steel appliances, upgraded light fixtures, and a modern updated sink, adjacent to the dining area with storage, glass display cupboards, and access to a spacious deck. The primary bedroom, with its own 4-piece ensuite, provides privacy and a peaceful retreat. A separate laundry area adds extra storage and leads to the back deck. The opposite end of the home can be fully separated, including 2 bedrooms, a 4-piece bathroom, and a living area with kitchenette — ideal for guests, an in-law suite, or rental potential. Step outside to a large deck with a gas line hookup for BBQs, perfect for summer gatherings. The fenced yard offers privacy and features a storage shed tucked behind the home. Front parking is generous enough for your camper or multiple vehicles. Recent upgrades include shingles (2023), skylight (2023), furnace (2024), LVP flooring (2024), newer light fixtures, toilets, kitchen sink, faucets, and serviced AC. If you're seeking a turnkey home with major updates done, check out our online virtual tour and call today to schedule your private showing!