



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**540 Mckinlay Crescent  
Fort McMurray, Alberta**

**MLS # A2250805**



**\$338,888**

<b>Division:</b>	Timberlea		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Mobile Home-Single Wide		
<b>Size:</b>	1,388 sq.ft.	<b>Age:</b>	2003 (22 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Driveway, Parking Pad		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Landscaped, Lawn		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 160
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RMH-1
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Soaking Tub		

**Inclusions:** Fridge, stove, dishwasher, washer, dryer, window blinds, central a/c, shed

THIS ONE WILL CHECK OFF ALL THE BOXES, RENOVATED TOP TO BOTTOM TO A MODERN FARMHOUSE VIBES PLUS A DETACHED OVERSIZED SHED. Discover the epitome of charm and comfort with this FULLY RENOVATED HOME. Boasting a snazzy modern farmhouse aesthetic, this property showcases every feature you've been dreaming of at a wallet-friendly price! Step inside and prepare to be awed by meticulous renovations that breathe new life into every corner. The open floor plan features new luxurious vinyl plank flooring that seamlessly connects the living spaces. At the heart of the home, a stunning dream kitchen awaits, equipped with pristine white quartz countertops, a large island perfect for gatherings, sleek black stainless appliances, a stylish tile backsplash, and a handy corner pantry. Efficiency meets elegance in the laundry room, appointed with built-in cabinets and chic wood countertops. The primary bedroom offers ample space and leads into an upgraded ensuite with a sizable vanity, a corner jet tub, and a standalone shower, promising a spa-like experience daily. Two additional bedrooms continue the home's stylish theme, one featuring an enchanting wood feature wall. The second full bathroom doesn't skimp on style either, flaunting exquisite tile flooring and trendy gold fixtures. Step outside to a fully fenced yard with a spacious, newly constructed deck with a beautiful privacy wall that runs the entire length of the home. In addition, you have a barn-style storage shed completing the modern farmhouse theme. Extensive exterior renovations also include new skirting and eave troughs, along with a comprehensive refresh under the house—a \$10,000 upgrade ensuring long-lasting peace of mind. To top it all off, enjoy the benefits of a newly installed furnace(1 year ago). Another fantastic upgrade is central

a/c. This move-in-ready home requires no additional spending post-purchase and claims a new effective age of only 7 years, with 40 years of economic life remaining. Perfectly positioned within walking distance to schools, parks, and shopping, this home isn't just a place to live—it's a place to love. Don't miss out, schedule your personal tour today and step into the home you deserve!