



**GRASSROOTS**  
REALTY GROUP

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**341 Mckinlay Crescent  
Fort McMurray, Alberta**

**MLS # A2257259**



**\$359,900**

<b>Division:</b>	Timberlea		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Mobile Home-Double Wide		
<b>Size:</b>	1,508 sq.ft.	<b>Age:</b>	2016 (9 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Front Yard, Lawn, Low Maintenance Landscaping		

**Heating:** Forced Air, Natural Gas

**Floors:** Laminate, Linoleum

**Roof:** Asphalt Shingle

**Basement:** None

**Exterior:** Mixed, Vinyl Siding

**Foundation:** Piling(s)

**Features:** Closet Organizers, French Door, Kitchen Island, Soaking Tub, Walk-In Closet(s)

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 180

**LLD:** -

**Zoning:** RMH-1

**Utilities:** -

**Inclusions:** fridge, stove, dishwasher, microwave, washer, dryer, window coverings, shed, air conditioner

Forget everything you think you know about mobile homes, this one is about to blow your mind! Welcome to Timberlea, where family living meets a floor plan that will make you question everything you thought you knew about mobile homes. Built in 2016, this one is in a class of its own. Step inside and prepare yourself for the moment we like to call the "THIS is a mobile home?!&rdquo; moment. The living room, dining room, and kitchen don't so much flow as they explode into an airy, wide-open concept filled with natural light. It's one of the most unique layouts you'll ever see, and it makes entertaining, family dinners, or simply stretching out with a good book feel effortless. The primary bedroom is more of a retreat than a room. Think big walk-in closet, spa-like 5-piece ensuite, and plenty of space to actually exhale at the end of a long day. Two more bedrooms and a second full bathroom keep everyone comfortable, whether you've got kids, guests, or a need for that home office you keep promising yourself. Storage? Oh, it's got it. This home proves that "mobile" doesn't mean "minimal." And the perks don't stop at the front door. The fenced yard gives you privacy, the shed handles the overflow, and backing onto green space means your morning coffee view is pure serenity instead of someone else's siding. It's tucked into a quiet, family-friendly neighbourhood in Timberlea, which means you'll have that sense of community and calm without giving up the convenience of being close to schools, parks, and all the everyday essentials. Imagine watching the northern lights with the least amount of light pollution in the city. What the sellers love MOST about this home is how quiet it is. And yes this is a bareland condo and the fees are the lowest in the city at \$160/m. Be sure

to check out the video, 360 tour, and DETAILED floor plans in the photos so you can see every sink, shower, and counter in the home. Are you ready to say yes to this address? Please give lots of notice for showings as the sellers need to take the dogs out for showings.