



GRASSROOTS
REALTY GROUP

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**148 McKinlay
Fort McMurray, Alberta**

MLS # A2264097



\$299,000

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

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

Inclusions: NA

Welcome to this beautifully renovated Timberlea home — 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 — including ROOF, DECK, FENCE, HOT WATER TANK, LVP FLOORING, BASEBOARDS, PAINT, BACKPLASH — It’s move-in ready, versatile, and waiting for the next chapter of laughter, meals, and cozy nights in.