



**GRASSROOTS**  
REALTY GROUP

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**148 McKinlay Crescent  
Fort McMurray, Alberta**

**MLS # A2264097**



**\$289,000**

<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)		

<b>Inclusions:</b>	NA
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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&rsquo;s move-in ready, versatile, and waiting for the next chapter of laughter, meals, and cozy nights in.