



**552 McKinlay Crescent  
Fort McMurray, Alberta**

**MLS # A2270504**

**\$379,900**



<b>Division:</b>	Timberlea		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Modular Home		
<b>Size:</b>	1,429 sq.ft.	<b>Age:</b>	2003 (23 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	220 Volt Wiring, Double Garage Detached, Driveway		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 190
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RMH-1
<b>Foundation:</b>	Block	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Track Lighting, Walk-In Closet(s)		

**Inclusions:** Refrigerator, Stove, Dishwasher, Washer, Dryer, Microwave, A/C, Garage Cabinets, Shed, Dog Pens, TV in Garage, Fire Pit, Gazebo, and All Window Coverings.

Welcome to 552 McKinlay Crescent — a hidden gem in the heart of Timberlea! Discover a unique opportunity to own a home in one of Timberlea's most peaceful, well-established neighbourhoods. Perfect for first-time buyers, families, and pet owners, this beautifully maintained 3-bedroom home with 2 full baths sits on an impressive 7,395 sq. ft. lot, offering exceptional indoor and outdoor living. Inside, you'll appreciate the fresh paint, new flooring, and an inviting open-concept layout. The bright and spacious kitchen features ample white cabinetry, generous counter space, an island, breakfast bar, and corner pantry. The living room is anchored by a cozy corner gas fireplace, creating a warm atmosphere for gatherings. The dining area opens seamlessly onto the large deck for easy indoor-outdoor living. The primary bedroom includes two closets—one being a walk-in—and a 4-piece ensuite with a jetted tub and separate shower. Two additional generously sized bedrooms at the front of the home share a full main bath. A mudroom with a separate entrance and an in-home laundry room adds convenience for busy households. Step outside to an expansive, fenced backyard featuring a gas BBQ hookup, a gazebo, a 10x12 shed, and plenty of space for pets, play, and entertaining. The double detached garage features 10 ft ceilings and is wired for 220, making it ideal for storage, projects, or hobbies. Recent updates ensure peace of mind, including a new furnace, A/C condenser, and hot water tank (2025), plus new heat trace and insulation (2024) with the underside fully serviced. With low condo fees and close proximity to schools, parks, playgrounds, and walking/biking trails, this home delivers comfort, value, and an unbeatable family-friendly location. So check out the photos, floor plans and 3D tour, and call today to book your personal

viewing.