



**156 McKinlay Crescent
Fort McMurray, Alberta**

MLS # A2276737



\$288,888

Division:	Timberlea		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Double Wide		
Size:	1,316 sq.ft.	Age:	2002 (24 yrs old)
Beds:	3	Baths:	2
Garage:	Additional Parking, Off Street, Parking Pad, Paved		
Lot Size:	0.10 Acre		
Lot Feat:	Lawn		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 160
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RMH-1
Foundation:	Piling(s)	Utilities:	-
Features:	Kitchen Island, Walk-In Closet(s)		

Inclusions: Fireplace and Mantle

This bright and spacious home offers a fantastic open-concept layout with engineered hardwood flooring throughout, oversized windows, and a gorgeous central island featuring large drawers, soft-close cabinetry, and an abundance of cupboard space. The kitchen is complete with a large pantry and plenty of storage, making it ideal for everyday living and entertaining. The primary bedroom is generously sized, offering a large walk-in closet and a full ensuite with an oval soaker tub, shower, and an extended vanity with ample counter space. A dedicated laundry room includes additional closet space and shelving for added convenience. You’ll love the functional back entry/boot room, perfect for all seasons, with excellent storage and space for your gear. The home also features two other good-sized bedroom with bright windows, an additional bathroom, and no skylights. Outside, enjoy a large yard with a two-tier deck, plus two sheds. Parking is available for up to three vehicles, including tandem parking in front of the fenced area. A well-designed home with excellent storage, natural light, and thoughtful features throughout—ready for its next owner.