



**176 Mckinlay Crescent
Fort McMurray, Alberta**

MLS # A2289716



\$275,000

Division:	Timberlea		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	1,213 sq.ft.	Age:	2002 (24 yrs old)
Beds:	3	Baths:	2
Garage:	Driveway, Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Few Trees, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 180
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RMH-1
Foundation:	Piling(s)	Utilities:	-
Features:	Closet Organizers, Kitchen Island, Pantry, Skylight(s), Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: DISHWASHER, WASHER, DRYER, STOVE, FRIDGE, MICROWAVE.

Welcome to 176 McKinlay Crescent, a well maintained 3 bedroom, 2 bathroom home offering thoughtful updates and comfortable living throughout. Outside, you'll find parking for two vehicles, a large deck perfect for entertaining, and a fully fenced, spacious backyard. A convenient front gate allows for additional storage or parking, and a storage shed adds even more functionality. Step inside to durable laminate flooring, fresh paint, and a convenient coat closet just off the entry. At the front of the home are two generously sized bedrooms along with a beautifully updated four piece bathroom renovated in 2024. The living room is bright and inviting, featuring a cozy gas fireplace and an open layout that flows seamlessly into the kitchen and dining area, ideal for both everyday living and entertaining. The kitchen offers ample cabinet and counter space, a convenient pantry, freshly painted cabinetry with new hardware, and updated stainless steel appliances including a fridge, dishwasher, and microwave completed in 2023, along with a gas stove. Raised skylights installed in 2021 bring in an abundance of natural light, making the space feel open and airy. The dining area includes additional cabinetry for extra storage and patio doors updated in 2021 that lead directly to the deck, creating excellent indoor outdoor flow. Down the hall is a spacious laundry room on one side and a practical mudroom on the other, complete with its own access to the deck. At the rear of the home, the large primary bedroom features a beautiful shiplap accent wall, a generous walk in closet, and a fully renovated ensuite completed in 2024. Additional updates include a hot water tank and furnace replaced in 2021, as well as shingles completed in 2021. The underside of the home is fully heat traced, providing added peace of mind during colder months. This well maintained property

clearly reflects pride of ownership and is move in ready for its next owners.