



**309 Mckinlay Crescent  
Fort McMurray, Alberta**

**MLS # A2294285**



**\$349,900**

<b>Division:</b>	Timberlea		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Acreage with Residence, Modular Home		
<b>Size:</b>	1,526 sq.ft.	<b>Age:</b>	2016 (10 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Greenbelt, No Neighbours Behind		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Other	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 180
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RMH-1
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Double Vanity, Kitchen Island, Pantry		

**Inclusions:** fridge, stove, dishwasher, vent fan, central A/C, existing blinds

Welcome to this well-designed 2016 home backing directly onto greenspace—perfect for those who love biking, hiking, and exploring the outdoors. With nearby ATV trails and uninterrupted treeline views, you can enjoy nature right from your own deck. Step inside to a spacious foyer with a generous front closet, leading into a bright, open-concept living area ideal for everyday living and entertaining. The kitchen is both stylish and functional, featuring an abundance of cabinetry, pull-out drawers, glass front display cabinets, a corner pantry, and a large eat-up island. The dining area offers plenty of room for family gatherings. A standout feature is the dedicated office nook—perfect for working from home, staying organized, or providing a quiet homework space—conveniently located near the second entrance with additional storage. The primary suite overlooks the trees and includes a walk-in closet and a well-appointed ensuite complete with a double vanity, oval soaker tub, and separate stand-up shower. Outside, the fully fenced yard offers gated access for storing your ATV, boat, or recreational toys. Additional highlights include off-street parking and central A/C for year-round comfort.