



**548 Mckinlay Crescent
Fort McMurray, Alberta**

MLS # A2298183



\$329,888

Division:	Timberlea		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Double Wide		
Size:	1,515 sq.ft.	Age:	2003 (23 yrs old)
Beds:	3	Baths:	2
Garage:	Driveway, Parking Pad		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Front Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 180
Basement:	Crawl Space	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RMH-1
Foundation:	Piling(s)	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Jetted Tub, Open Floorplan, Pantry, Soaking Tub		

Inclusions: Fridge, stove, dishwasher, washer, dryer, window blinds, shed, central a/c, firepit

WELCOME TO 548 McKinlay Cres. Featuring a large 7600 + PIE SHAPED LOT THAT IS FULLY FENCED AND LANDSCAPED, AND OFFERS 2 SHEDS (one wired) & A MASSIVE DECK, GATED ACCESS FOR RV PARKING. This home is move-in ready and turnkey. The rare opportunity with the location of this home situated in a quiet cul-de-sac and the advantage of extra parking, plus the gated access to the rare find landscaped yard with double gate and featuring a beautiful firepit area, garden boxes, and the possibility to build a future garage with RMWB/Condo board approval. Other upgrades to the exterior include shingles replacement in 2021 and an incredible, oversized side deck, making this backyard oasis a fantastic place to entertain friends and family. Inside this spacious home, you have over 1500 sq ft. Of living space throughout this NO CARPET home. The open-concept living area includes a bright front living room with vaulted ceilings and a corner gas fireplace. The bright white kitchen offers loads of cabinets, a wraparound island and breakfast bar, and built-in additional hutch cabinets, plus a corner pantry. The oversized dining area offers garden doors leading to your backyard oasis. There are 3 generously sized bedrooms. The primary bedroom features a walk-in closet and a 4-pc ensuite with a large vanity, corner jetted tub, and stand-up shower. Alongside the 2nd and 3rd bedrooms, you have an additional full bathroom. Added features include a separate laundry room, central a/c, and updated HWT in 2018. The subdivision of Morgan Heights offers on-site picnic and park areas, plus a newly built day care giving residents first rights at available spots. This location is within walking distance to schools of all levels, K-9, and quick access to site and city bus stops. This is an affordable opportunity to own. Call today for your personal tour.