



**397 McKinlay Crescent  
Fort McMurray, Alberta**

**MLS # A2298494**



**\$269,900**

<b>Division:</b>	Timberlea		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Mobile Home-Double Wide		
<b>Size:</b>	1,516 sq.ft.	<b>Age:</b>	2002 (24 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Driveway, Off Street		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Front Yard, No Neighbours Behind		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 180
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed, Vinyl Siding	<b>Zoning:</b>	RMH-1
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Jetted Tub, Pantry, Skylight(s)		

**Inclusions:** window coverings(as is), central a/c(as is)

397 McKinlay - this beautiful and well maintained double-wide mobile home in Timberlea is conveniently located near schools, amenities, and a newly built daycare centre. Backing onto a tree line with no rear neighbours, the setting offers added privacy and direct access to nearby walking trails. Inside, the home features 3 bedrooms and 2 bathrooms, with a functional layout that separates the two front bedrooms from the primary bedroom at the back, complete with its own dreamy ensuite. The spacious bright kitchen includes two-toned upper and lower cabinets and opens into the living area, where updated laminate flooring(2023) and a gas fireplace create a comfortable, everyday living space. Outside, the fully fenced yard includes a deck and a 12x16 wired shed, providing good space for storage or projects. Notable updates include heat trace (2025), washer and dryer (2023), and a dishwasher (2024). Whether you're buying your first home, downsizing, or just looking for a property that offers both comfort and value, this one is ready to welcome you.