



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**157 Mckinlay Crescent  
Fort McMurray, Alberta**

**MLS # A2122829**



**\$259,900**

<b>Division:</b>	Timberlea		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Mobile		
<b>Size:</b>	1,512 sq.ft.	<b>Age:</b>	2002 (22 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Lawn, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 160
<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>	Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** ridge, stove, dishwasher, microwave, washer, dryer, window coverings, curtains, curtain rods, shed, air conditioner,

Are you tired of paying rent! 157 McKinlay Cres is for you! Condo fees are only \$160 per month. Home ownership is right around the corner. There is nothing to do here but move right in. Finding the right home to get your foot in the door in the market is the opportunity here. It's a perfect floor plan to bring your family home to. The kitchen has tons of counter and cupboard space. Have you been dreaming about space for the coffee bar? This home has it. The walk in pantry is extra space for the chef in the house if you have the air fryer, crockpot, toaster, keirg, mixer, bread maker.... room for all of it. The primary bedroom has room for king sized bed, big furniture. The ensuite bathroom has a corner jetted tub and separate shower. A great location is the best part of this home for you! Need a place to store your toys? The fence opens up to put them in the yard. There is still plenty of space for the trampoline. The shed in the back is the perfect spot for extra storage. And the deck is a great spot for bbq season. Bonuses: roof replaced 2016 and HWT January 2024. Some major expenses you don't need to worry about. Check out the detailed floor plans that shows where every sink and shower is in the home. Are you ready to say yes to this address!