

**116 Mckinlay Crescent
Fort McMurray, Alberta**

MLS # A2126985



\$225,000

Division:	Timberlea		
Type:	Residential/Manufactured House		
Style:	Mobile		
Size:	1,520 sq.ft.	Age:	2002 (22 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, City Lot, Landscaped		

Heating:	Floor Furnace, Natural Gas	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Shingle	Condo Fee:	\$ 160
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RMH-1
Foundation:	Piling(s)	Utilities:	-
Features:	Jetted Tub, Kitchen Island, Laminate Counters, Pantry, Storage		

Inclusions: Shed, Window Coverings

Step into your new home nestled within the peaceful community of Morgan Heights in Timberlea. This charming 3-bedroom mobile home, situated on an owned lot with low condo fees of only \$160, offers an enticing blend of modern comfort and affordability. Upon entering, you're greeted by a welcoming interior with natural light, where every corner exudes warmth and tranquility. The heart of the home lies in the spacious eat-in kitchen, boasting abundant cabinet space, a versatile movable island, walk-in pantry and a seamless flow. The cozy living room, with a gas fireplace, provides the perfect setting for relaxation and family gatherings. Retreat to the primary bedroom, complete with a walk-in closet and an en-suite bathroom featuring a jetted tub, offering a private sanctuary for rest and rejuvenation. Convenience meets comfort with amenities including central air conditioning, a dedicated laundry room with newer appliances, and a spacious 10x12 shed providing ample storage space. Recent upgrades, such as new flooring and faucets, add a touch of modernization to this already inviting home. Outside, explore the vibrant community with its array of amenities and recreational opportunities, from nearby parks to local shops and restaurants, promising endless convenience just moments from your doorstep. As an added bonus, the furnace was replaced in 2019 and the hot water tank was replaced in 2020.