

**244 Mckinlay Crescent
Fort McMurray, Alberta**

MLS # A2157465



\$182,500

Division:	Timberlea		
Type:	Residential/Manufactured House		
Style:	Single Wide Mobile Home		
Size:	1,281 sq.ft.	Age:	2003 (21 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Lawn, Interior Lot, Landscaped, Street Lighting, Rectangular Lot, Zero Lot Lin		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 160
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RMH-1
Foundation:	Block	Utilities:	-
Features:	Open Floorplan, Pantry, Vaulted Ceiling(s)		

Inclusions: As Is Where Is as per Schedule A

This home offers a functional layout, with the master bedroom situated at one end and two additional bedrooms on the opposite side, separated by an inviting open-concept living room and kitchen dining area. Vaulted ceilings add to the sense of space and openness throughout the home. You'll love the bright, airy kitchen, complete with white cabinetry, ample cupboard space, a corner pantry, and double skylights that fills the space with natural light. The spacious master suite features a ensuite bathroom with a jacuzzi tub, perfect for unwinding. The home is carpet-free with laminate flooring throughout for easy maintenance. Conveniently located near Syncrude Athletic Park and schools, this home also includes a laundry room with direct access to the deck and a fully fenced yard. Call to book your viewing today!