

## 357 MCKINLAY Crescent, Fort McMurray T9K 2M6

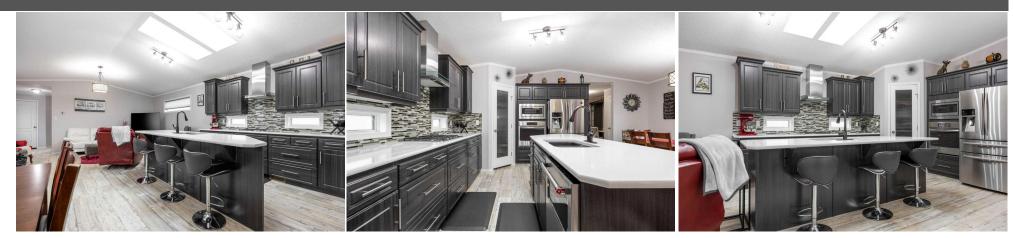
MLS®#:	A2112031	Area:	Timberlea	Listing Date:	03/04/24	List Price:	\$369,900			
Status:	Active	County:	Wood Buffalo	Change:	None	Association	Fort McMurray			
				General Info Prop Type: Sub Type: City/Town: Year Built: Lot Informa Lot Sz Ar: Lot Shape: Access: Lot Feat: Park Feat:		Residential Detached Fort McMurray 2017 4,564 sqft Backs on to Park/Gre Parking Pad	<u>Finished Floor Area</u> Abv Sqft: Low Sqft: Ttl Sqft: <b>en Space,City Lot,Ga</b>	1,520 1,520 szebo,Interior Lot,Land	DOM 61 Layout Beds: Baths: Style: Parking Ttl Park: Garage Sz: dscaped,Rectangula	3 (3 ) 2.0 (2 0) Mobile 3 r Lot,See Remarks

Utilities and Features

Roof:	Asphalt Shingle	9		Construction:					
Heating:	Forced Air				Vinyl Siding,Wood Frame				
Sewer:		Flooring:							
Ext Feat:	Other			Vinyl Plank	Vinyl Plank				
				Water Source:					
				Fnd/Bsmt:					
	Piling(s)								
Kitchen Appl:		Built-In Oven,Central Air Conditioner,Dishwasher,Gas Range,Microwave,Range Hood,Refrigerator,Washer/Dryer Breakfast Bar,Closet Organizers,Kitchen Island,No Animal Home,No Smoking Home,Pantry,Quartz Counters,See Remarks,Skylight(s),Soaking Tub,Vaulted Ceiling(s),Walk-In Closet(s)							
Int Feat:									
		Ceiling(s),Walk-In (	Closet(s)						
Utilities:		Ceiling(s),Walk-In (	Closet(s)						
		Ceiling(s),Walk-In (	Closet(s)	Room Information					
Utilities:		Ceiling(s),Walk-In (	Closet(s)	Room Information	Level	Dimensions			
Utilities: Room					<u>Level</u> Main	Dimensions 8`7" x 8`6"			
Utilities: Room <b>4pc Bathroom</b>		Level	Dimensions	Room					
Utilities: Room 4pc Bathroom Bedroom		Level Main	<u>Dimensions</u> 8`5" x 10`1"	<u>Room</u> <b>4pc Ensuite bath</b>	Main	8`7" x 8`6"			
Utilities: Room 4pc Bathroom Bedroom Dining Room		Level Main Main	Dimensions 8`5" x 10`1" 11`0" x 11`4"	<u>Room</u> 4pc Ensuite bath Bedroom	Main Main	8`7" x 8`6" 8`10" x 10`1"			
	narv	Level Main Main Main	Dimensions 8`5" x 10`1" 11`0" x 11`4" 7`0" x 14`9"	<u>Room</u> 4pc Ensuite bath Bedroom Kitchen	Main Main Main	8`7" x 8`6" 8`10" x 10`1" 11`10" x 14`10"			

Condo Fee: <b>\$160</b>		Title: <b>Fee Simple</b> Fee Freg:		Zoning: RMH-1
Legal Desc:	0220695	Monthly	Remarks	
Pub Rmks: Inclusions: Property Listed By:	from the hustle and bus home where every detai and skylights. The harm entertaining. At the hea stylish tiled backsplash. The large center island a prime space for year-r ensuring a clutter-free e and indulgent soaker tu convenience of CENTRA	tele. As you enter, be welcomed by an in il is considered. Step into the open-com- nonious blend of neutral paint tones and art of this exquisite home is the kitchen . The kitchen features a corner pantry a and breakfast bar seamlessly connect t round entertainment. Efficiency meets s environment. Retreat to the primary be b. This home also boasts two additiona L AIR CONDITIONING and ample storage	nviting front entry, thoughtfully of cept living area, bathed in natura d end-to-end vinyl flooring create , a culinary haven featuring rich and high-end appliances, includin to the adjacent dining room, lead style in the hallway, which house droom, a sanctuary featuring a w l bedrooms at the front, sharing with a 10x12 SHED. The property ordable luxury with a touch of nat	ed against the tranquility of a greenbelt, offering a serene escape designed with built-in storage bench and hooks, setting the tone for a al light through expansive windows, and elevated by a vaulted ceiling e an ambiance of understated elegance, perfect for relaxation and espresso-colored cabinetry, pristine white quartz countertops, and a ng a gas range, built-in oven and microwave, dishwasher, and fridge. ling out to an expansive deck and charming enclosed gazebo, offering es a built-in office nook and a spacious laundry/storage room, walk-in closet and a luxurious 4-piece ensuite with a quartz vanity top another well-appointed 4-piece bathroom. Experience the ty's front features a swing gate, allowing secure storage for your ture, 357 McKinlay Crescent awaits to welcome you home. , Blinds

## TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (780) 804-4800











357 Mckinlay Crescent, Fort Mcmurray, AB Main Floor Exterior Area 1520.73 sq ft Interfor Area 1417.61 sq ft

