



THE
A-TEAM

**RE/MAX
FIRST**

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 Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

2017

Lot Information

Finished Floor Area

Abv Sqft:

1,520

Low Sqft:

Ttl Sqft:

1,520

Lot Sz Ar:

4,564 sqft

Lot Shape:

DOM

61

Layout

Beds:

3 (3)

Baths:

2.0 (2 0)

Style:

Mobile

Parking

Ttl Park:

3

Garage Sz:

Access:

Lot Feat:

Park Feat:

**Backs on to Park/Green Space,City Lot,Gazebo,Interior Lot,Landscaped,Rectangular Lot,See Remarks
Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Other**

Construction:

Vinyl Siding,Wood Frame

Flooring:

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

Int Feat:

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)

Utilities:

Room Information

Room

4pc Bathroom

Bedroom

Dining Room

Laundry

Bedroom - Primary

Level

Main

Main

Main

Main

Main

Dimensions

8`5" x 10`1"

11`0" x 11`4"

7`0" x 14`9"

11`6" x 9`9"

12`10" x 16`2"

Room

4pc Ensuite bath

Bedroom

Kitchen

Living Room

Level

Main

Main

Main

Main

Dimensions

8`7" x 8`6"

8`10" x 10`1"

11`10" x 14`10"

18`10" x 13`3"

Legal/Tax/Financial

Condo Fee:
\$160

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
RMH-1

Legal Desc: **0220695**

Remarks

Pub Rmks:

Discover the epitome of comfort and style at 357 McKinlay Crescent, a captivating home nestled against the tranquility of a greenbelt, offering a serene escape from the hustle and bustle. As you enter, be welcomed by an inviting front entry, thoughtfully designed with built-in storage bench and hooks, setting the tone for a home where every detail is considered. Step into the open-concept living area, bathed in natural light through expansive windows, and elevated by a vaulted ceiling and skylights. The harmonious blend of neutral paint tones and end-to-end vinyl flooring create an ambiance of understated elegance, perfect for relaxation and entertaining. At the heart of this exquisite home is the kitchen, a culinary haven featuring rich espresso-colored cabinetry, pristine white quartz countertops, and a stylish tiled backsplash. The kitchen features a corner pantry and high-end appliances, including a gas range, built-in oven and microwave, dishwasher, and fridge. The large center island and breakfast bar seamlessly connect to the adjacent dining room, leading out to an expansive deck and charming enclosed gazebo, offering a prime space for year-round entertainment. Efficiency meets style in the hallway, which houses a built-in office nook and a spacious laundry/storage room, ensuring a clutter-free environment. Retreat to the primary bedroom, a sanctuary featuring a walk-in closet and a luxurious 4-piece ensuite with a quartz vanity top and indulgent soaker tub. This home also boasts two additional bedrooms at the front, sharing another well-appointed 4-piece bathroom. Experience the convenience of CENTRAL AIR CONDITIONING and ample storage with a 10x12 SHED. The property's front features a swing gate, allowing secure storage for your recreational items in the fenced yard. If your heart desires affordable luxury with a touch of nature, 357 McKinlay Crescent awaits to welcome you home.

Inclusions:
Property Listed By:

Fridge, Built-in Oven, Gas Cook Top, Built-In Microwave, Dishwasher, Central AC, Shed, Gazebo, Blinds
EXP REALTY

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







