



THE
A-TEAM

**RE/MAX
FIRST**

157 MCKINLAY Crescent, Fort McMurray T9K2M6

MLS®#: **A2122829**

Area: **Timberlea**

Listing Date: **04/15/24**

List Price: **\$259,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

2002

Lot Information

Lot Sz Ar:

4,166 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

1,512

Low Sqft:

Ttl Sqft:

1,512

DOM

34

Layout

Beds:

3 (3)

Baths:

2.0 (2 0)

Style:

Mobile

Parking

Ttl Park:

2

Garage Sz:

Access:

Lot Feat:

Park Feat:

Lawn,Landscaped,Rectangular Lot

Parking Pad

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Private Yard**

Construction:

Vinyl Siding

Flooring:

Laminate,Linoleum

Water Source:

Fnd/Bsmt:

Piling(s)

Kitchen Appl:

Central Air Conditioner,Dishwasher,Microwave,Refrigerator,Stove(s),Washer/Dryer,Window Coverings

Int Feat:

Jetted Tub,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Vinyl Windows,Walk-In Closet(s)

Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	
Bedroom	Main	13`3" x 11`2"
Dinette	Main	8`11" x 11`7"
Laundry	Main	8`6" x 8`6"
Bedroom - Primary	Main	18`9" x 12`0"

Room	Level	Dimensions
4pc Ensuite bath	Main	
Bedroom	Main	13`3" x 8`9"
Kitchen	Main	9`11" x 20`5"
Living Room	Main	18`10" x 13`7"

Legal/Tax/Financial

Condo Fee:		Title:	Zoning:
\$160		Fee Simple	RMH-1
		Fee Freq:	
		Monthly	
Legal Desc:	0220695	Remarks	
Pub Rmks:	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!		
Inclusions:	ridge, stove, dishwasher, microwave, washer, dryer, window coverings, curtains, curtain rods, shed, air conditioner,		
Property Listed By:	RE/MAX FORT MCMURRAY		

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





