



THE
A-TEAM

**RE/MAX
FIRST**

116 MCKINLAY Crescent, Fort McMurray T9K 2M6

MLS®#: **A2126985**

Area: **Timberlea**

Listing Date: **04/27/24**

List Price: **\$225,000**

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: **4,489 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,520**
Low Sqft:
Ttl Sqft: **1,520**

DOM

268
Layout
Beds: **3 (3)**
Baths: **2.0 (2 0)**
Style: **Mobile**

Parking

Ttl Park: **2**
Garage Sz:

Access:
Lot Feat: **Back Yard,City Lot,Landscaped**
Park Feat: **Parking Pad**

Utilities and Features

Roof: **Shingle**
Heating: **Floor Furnace,Natural Gas**
Sewer:
Ext Feat: **Lighting,Storage**

Construction: **Vinyl Siding**
Flooring: **Laminate,Tile**
Water Source:
Fnd/Bsmt:
Piling(s)

Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Stove,Freezer,Microwave,Refrigerator,Washer/Dryer**
Int Feat: **Jetted Tub,Kitchen Island,Laminate Counters,Pantry,Storage**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	14`3" x 18`10"	Eat in Kitchen	Main	19`3" x 18`10"
Bedroom - Primary	Main	12`11" x 13`3"	4pc Ensuite bath	Main	0`0" x 0`0"
Laundry	Main	8`6" x 8`6"	4pc Bathroom	Main	0`0" x 0`0"
Bedroom	Main	9`3" x 9`10"	Bedroom	Main	8`11" x 10`11"
Den	Main	8`1" x 14`6"			

Legal/Tax/Financial

Condo Fee:
\$160

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
RMH-1

Legal Desc: **0220695**

Remarks

Pub Rmks: **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.**

Inclusions: **Shed, Window Coverings**
Property Listed By: **PEOPLE 1st REALTY**

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



GROUND FLOOR AREA
FLOOR PLAN 1,297 SQ. FT.
TOTAL: 1,397 SQ. FT.

Matterport







