



THE
A-TEAM

**RE/MAX
FIRST**

244 MCKINLAY Crescent, Fort McMurray T9K 2M8

MLS® #: **A2157465**

Area: **Timberlea**

Listing Date: **08/12/24**

List Price: **\$182,500**

Status: **Pending**

County: **Wood Buffalo**

Change: **-\$10k, 12-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Fort McMurray**
Year Built: **2003**
Lot Information
Lot Sz Ar: **4,187 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,281**
Low Sqft:
Ttl Sqft: **1,281**

DOM

37
Layout
Beds: **3 (3)**
Baths: **2.0 (2 0)**
Style: **Single Wide Mobile Home**

Parking

Ttl Park: **2**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Lawn,Interior Lot,Landscaped,Street Lighting,Rectangular Lot,Zero Lot Line Parking Pad

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Storage**

Construction: **Vinyl Siding**
Flooring: **Laminate,Linoleum,Tile**
Water Source:
Fnd/Bsmt: **Block**

Kitchen Appl: **Other**
Int Feat: **Open Floorplan,Pantry,Vaulted Ceiling(s)**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	13`11" x 13`10"
Kitchen	Main	13`6" x 7`1"
Bedroom	Main	11`6" x 9`0"
3pc Bathroom	Main	7`7" x 4`11"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dining Room	Main	10`6" x 7`6"
Bedroom - Primary	Main	13`11" x 13`3"
Bedroom	Main	11`6" x 8`10"
3pc Ensuite bath	Main	13`9" x 6`2"

Legal/Tax/Financial

Condo Fee:
\$160

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
RMH-1

Legal Desc: **0220695**

Remarks

Pub Rmks: **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!**

Inclusions:
Property Listed By: **As Is Where Is as per Schedule A
EXP REALTY**

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





