



THE
A-TEAM

**RE/MAX
FIRST**

533 MCKINLAY Crescent, Fort McMurray T9K 2R6

MLS® #: **A2159289**

Area: **Timberlea**

Listing Date: **08/20/24**

List Price: **\$179,000**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$11k, 10-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Fort McMurray**
Year Built: **2003**

Finished Floor Area
Abv Sqft: **1,205**

Lot Information

Lot Sz Ar: **4,165 sqft**
Lot Shape:

Low Sqft:
Ttl Sqft: **1,205**

DOM

29
Layout
Beds: **3 (3)**
Baths: **2.0 (2 0)**
Style: **Mobile**

Access:

Lot Feat: **See Remarks**
Park Feat: **Single Garage Attached**

Parking

Ttl Park: **3**
Garage Sz: **1**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Private Yard**

Construction: **Vinyl Siding**
Flooring: **See Remarks**
Water Source:
Fnd/Bsmt: **Other**

Kitchen Appl: **Other**
Int Feat: **Laminate Counters, Skylight(s)**
Utilities:

Room Information

| Room | Level | Dimensions |
|--------------------------|-------------|-----------------------|
| 4pc Bathroom | Main | 7`10" x 4`11" |
| Bedroom | Main | 10`6" x 8`0" |
| Dining Room | Main | 7`1" x 12`11" |
| Laundry | Main | 7`4" x 8`1" |
| Bedroom - Primary | Main | 14`10" x 11`6" |

| Room | Level | Dimensions |
|-------------------------|-------------|----------------------|
| 4pc Ensuite bath | Main | 9`1" x 5`0" |
| Bedroom | Main | 11`3" x 8`1" |
| Kitchen | Main | 7`8" x 12`11" |
| Living Room | Main | 14`9" x 13`4" |

Condo Fee:
\$160

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DCRMH

Legal Desc: **0220695**

Remarks

Pub Rmks: **Welcome to 533 McKinlay! This home features an attached garage & backs green space. This lovely mobile with its unique layout is the perfect starter home with a little bit of TLC. The large foyer walks into a spacious and bright kitchen with skylights. The primary bedroom is tucked away and is a very spacious with big soaker tub in ensuite and walk in closet. Also has a door that leads out to the deck. The living room is a very good size, with a gas fireplace, and french doors that lead out onto the deck. Fully fenced, and backing onto the green. Schedule your showing today!**

Inclusions:
Property Listed By: **N/A
EXP REALTY**

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

