



THE
A-TEAM

**RE/MAX
FIRST**

128 MCKINLAY Crescent, Fort McMurray T9K2M6

MLS®#: **A2163434**

Area: **Timberlea**

Listing Date: **09/06/24**

List Price: **\$279,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$5k, 18-Sep**

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: **1,505**
Low Sqft:
Ttl Sqft: **1,505**

DOM

42
Layout
Beds: **4 (4)**
Baths: **2.0 (2 0)**
Style: **Mobile**

Parking

Ttl Park: **2**
Garage Sz:

Access:

Lot Feat: **Back Yard**
Park Feat: **Parking Pad**

Utilities and Features

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

Construction: **Vinyl Siding, Wood Frame**
Flooring: **Vinyl Plank**
Water Source:
Fnd/Bsmt: **Pillar/Post/Pier**

Kitchen Appl: **Dishwasher, Microwave Hood Fan, Range, Refrigerator, Washer/Dryer**
Int Feat: **Breakfast Bar, Jetted Tub, Laminated Counters**
Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	5'2" x 7'8"
Bedroom	Main	9'9" x 9'4"
Dining Room	Main	8'9" x 10'11"
Kitchen	Main	10'1" x 19'9"
Living Room	Main	18'9" x 14'5"
Bedroom	Main	14'5" x 8'5"

Room	Level	Dimensions
4pc Ensuite bath	Main	5'0" x 8'6"
Bedroom	Main	10'11" x 9'1"
Foyer	Main	8'9" x 6'2"
Laundry	Main	8'6" x 8'6"
Bedroom - Primary	Main	13'3" x 13'1"

Legal/Tax/Financial

Condo Fee:
\$160

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
RMH-1

Legal Desc: **0220695**

Remarks

Pub Rmks: **Welcome to this beautifully renovated 4-bedroom mobile home in the heart of Timberlea! With updates galore, you won't have to do a thing. This home features a new roof and skylight (2021), hot water tank (2019), luxury vinyl plank flooring throughout (2019), and a furnace replaced in 2022. The air conditioning was serviced in 2023, and the dishwasher, fridge, washer, and dryer were all recently upgraded. Step outside to enjoy the deck and fenced yard, both redone in (2020), perfect for outdoor living and entertaining. The list doesn't stop of upgrades tho..Inside, both bathrooms have been fully renovated, the entire home has been freshly repainted, including newly painted kitchen cabinets. All the water lines underneath the home have been replaced, and the heat trace has been updated for added peace of mind. This property boasts a spacious yard with a shed for extra storage and is conveniently located near schools and all the amenities Timberlea has to offer. Move-in ready and waiting for you!" call today for you own personal showing and don't miss out on this property ..**

Inclusions:
Property Listed By: **SHED
EXP REALTY**

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





