



THE
A-TEAM

**RE/MAX
FIRST**

401 MCKINLAY Crescent, Fort McMurray T9B 2K6

MLS®#: **A2207563**

Area: **Timberlea**

Listing Date: **04/03/25**

List Price: **\$309,000**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

2003

Lot Information

Finished Floor Area

Lot Sz Ar:

4,564 sqft

Lot Shape:

Abv Sqft:

1,522

Low Sqft:

Ttl Sqft:

1,522

DOM

12

Layout

Beds:

3 (3)

Baths:

2.0 (2 0)

Style:

Modular Home

Parking

Ttl Park:

3

Garage Sz:

1

Access:

Lot Feat:

Park Feat:

Front Yard,Landscaped

Single Garage Detached

Utilities and Features

Roof: **Asphalt**

Heating: **Forced Air**

Sewer:

Ext Feat: **Private Yard**

Construction:

Veneer,Wood Frame

Flooring:

Laminate

Water Source:

Fnd/Bsmt:

Pillar/Post/Pier

Kitchen Appl:

Central Air Conditioner,Dishwasher,Electric Stove,Refrigerator,Washer/Dryer

Int Feat:

Kitchen Island,Laminate Counters,See Remarks

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	14`3" x 18`11"	Kitchen	Main	17`2" x 11`1"
Dining Room	Main	11`3" x 7`10"	4pc Ensuite bath	Main	16`10" x 5`4"
Bedroom - Primary	Main	16`11" x 13`1"	Bedroom	Main	9`3" x 10`11"
Bedroom	Main	9`5" x 13`5"	4pc Ensuite bath	Main	16`10" x 5`4"
Laundry	Main	9`4" x 7`6"			

Legal/Tax/Financial

Condo Fee:
\$180

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
RMH-1

Legal Desc: **0220695**

Remarks

Pub Rmks: **Welcome to 401 Mckinlay Cr. You will be pleasantly surprised when you see the nice finishings the owners have put into this modular home located in Timberlea. Offering just over 1500 sq feet of living space and backing onto greenspace, this 2003 Winalta is perfect for the growing family. Let's start with the kitchen that has had 25k in renovations. The dining area as well as the kitchen has loads of cupboards and counter space, complimented by a beautiful backsplash and stainless steal appliances. If you love to cook, you will enjoy all the counter space and especially the corner pantry for all your baking supplies and smaller appliances.. Another feature is the modern colors and laminate flooring. No more fussing with carpet. The spacious foyer leads into a massive living room that easily fits a sectional. . The master bedroom is spacious with an ensuite (corner jetted jacuzzi + separate shower) and walk-in closet. There are 2 more decent size bedrooms, a 4 piece bath that can be shared between the 2 bedrooms. Need extra storage? No problem as there is a 4'.9"x8'10" storage room and a laundry/boot room that provides additional storage. The garage can be used to park your car or it would make a great man cave, it has 220 wiring and is drywalled. The yard is great for your outdoor summer fun with a fully fenced and landscaped yard. With SW exposure the sun beams through the dining room french doors that lead to your massive 2 tiered deck . Driveway is wide enough for 2 vehicles. Other features of this home are new siding in 2016, new roof in 2020, furnace, hot water tank are approx 3 years old. Excited for you to view this home.**

Inclusions: **n/a**
Property Listed By: **3% REALTY FORT MCMURRAY**

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







