



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**233 MCKINLAY Crescent, Fort McMurray T9K 2M8**

MLS® #: **A2220602**

Area: **Timberlea**

Listing Date: **05/13/25**

List Price: **\$269,888**

Status: **Pending**

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:

**4,166 sqft**

Lot Shape:

Finished Floor Area

Abv Sqft:

**951**

Low Sqft:

Ttl Sqft:

**951**

DOM

**18**

Layout

Beds:

**3 (3 )**

Baths:

**1.0 (1 0)**

Style:

**Modular Home**

Parking

Ttl Park:

**3**

Garage Sz:

Access:

Lot Feat:

Park Feat:

**Back Yard,Front Yard,Fruit Trees/Shrub(s),Gazebo,Landscaped,Lawn,Private,See Remarks,Street Lighting  
Heated Garage,Insulated,Other,Parking Pad,Quad or More Attached,RV Access/Parking**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Garden,Private Yard**

Construction:

**Vinyl Siding**

Flooring:

**Tile,Vinyl Plank**

Water Source:

Fnd/Bsmt:

**See Remarks**

Kitchen Appl:

**Central Air Conditioner,Dishwasher,Electric Stove,Microwave,Refrigerator,Washer/Dryer,Window Coverings**

Int Feat:

**High Ceilings,Open Floorplan,Vaulted Ceiling(s),Vinyl Windows**

Utilities:

Room Information

Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>8`8" x 5`1"</b>
<b>Bedroom</b>	<b>Main</b>	<b>8`8" x 8`0"</b>
<b>Kitchen</b>	<b>Main</b>	<b>14`8" x 11`0"</b>

Legal/Tax/Financial

Condo Fee:

**\$160**

Title:

**Fee Simple**

Zoning:

**RMH-1**

Legal Desc:	0220695	Fee Freq: Monthly	Remarks
Pub Rmks:	<p><b>RARE FIND! A INCREDIBLE PARKING OPPURTUNITY GATED RV PARKING WTH A ASHPAHLT PARKING PAD, A 16X16 HEATED MAN CAVE WITH OVERHEAD DOOR &amp; ATTIC STORAGE, PLUS ADDITIONAL FRONT DRIVEWAY PARKING ( for 2 trucks). ALL THESE AMAZING FEATURES TO GO WITH YOUR MOVE IN READY HOME! This one will not only impress on the exterior with its stand out features mentioned in the headline, but there is more!! New shingles(2024), fully landscaped and fenced yard with built in gazebo and hot tub, new hot water tank (2023), fresh paint, updated luxury vinyl plank floorings in this no carpet home, updated hardware on doors, updated light fixtures, central a/c and more. This home is calling all those with off road toys and wanting quick access to the trails and no need to pay for storage of they as you have all the space you need for that here at 233 Mckinlay Crescent. This extremely well maintained and appointed home offers a generous space great for a new home buyer, empty nester or those just starting to grow their family at an affordable price and offers additional expenditures after move in because the sellers have this turn key ready for a new owner after calling it home for 14 years. Step into a a front entry way offering a spacious mudroom and front closet. The open concept living area features welcoming paint colors throughout. The living room is features vaulted ceilings. This space opens up to your bright kitchen with great storage space and function ability along side of stainless steel appliances and a dining nook, with garden doors that lead you to your large deck and yard.. There is 3 bedrooms, one at the front the home and 2 at the back of the home plus a full 4pc bathroom featuring tile floors and updated fixtures and paint. Other features of this home is low condo fees when compared to others, a prime location in the heart of Timberlea in walking distance to schools, shopping and more. Bonus alert! Coming soon in this neighborhood of Morgan Heights is the onsite Day care currently under construction and offers those who live in the neighborhood first right to opening spots in the day care. No transportation needed you can walk your children to day care right from the comfort of your home. This is an opportunity to own a home that will check off so many boxes to meet your life style. Call today for your personal tour.</b></p>		
Inclusions:	<p><b>fridge, stove, dishwasher, washer, dryer, window coverings, hot tub, gazebo, garage heater, central a/c, Telus alarm system if wanted to assume contract at \$50.00 a month</b></p>		
Property Listed By:	<p><b>COLDWELL BANKER UNITED</b></p>		

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















