

**401 Mckinlay Crescent
Fort McMurray, Alberta**

MLS # A2207563



\$309,000

Division:	Timberlea		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	1,522 sq.ft.	Age:	2003 (22 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Front Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 180
Basement:	None	LLD:	-
Exterior:	Veneer, Wood Frame	Zoning:	RMH-1
Foundation:	Pillar/Post/Pier	Utilities:	-
Features:	Kitchen Island, Laminate Counters, See Remarks		

Inclusions: n/a

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 jettted 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'x9'x10' 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.