

\$269,888 - 233 Mckinlay Crescent, Fort McMurray

MLS® #A2220602

\$269,888

3 Bedroom, 1.00 Bathroom, 951 sqft
Residential on 0.10 Acres

Timberlea, Fort McMurray, Alberta

RARE FIND! A INCREDIBLE PARKING OPPURTUNITY GATED RV PARKING WTH A ASHPAHLT PARKING PAD, A 16X16 HEATED MAN CAVE WITH OVERHEAD DOOR & 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.

Built in 2002

Essential Information

MLS® #	A2220602
Price	\$269,888
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	951
Acres	0.10
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	Modular Home
Status	Active

Community Information

Address	233 Mckinlay Crescent
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Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 2M8

Amenities

Amenities	Park, Parking, Picnic Area, Playground, Trash, Visitor Parking, Day Care
Parking Spaces	3
Parking	Heated Garage, Insulated, Parking Pad, RV Access/Parking, Other, Quad or More Attached

Interior

Interior Features	High Ceilings, Open Floorplan, Vaulted Ceiling(s), Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Basement	None

Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Private, See Remarks, Street Lighting, Gazebo
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	See Remarks

Additional Information

Date Listed	May 13th, 2025
Zoning	RMH-1

Listing Details

Listing Office	COLDWELL BANKER UNITED
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