



GRASSROOTS
REALTY GROUP

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269 McKinlay Crescent
Fort McMurray, Alberta

MLS # A2338213



\$245,000

Division:	Timberlea		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	1,345 sq.ft.	Age:	2002 (24 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 180
Basement:	None	LLD:	-
Exterior:	See Remarks	Zoning:	RMH-1
Foundation:	Pillar/Post/Pier	Utilities:	-
Features:	Laminate Counters, No Animal Home, Open Floorplan		

Inclusions: None

269 McKinlay Crescent, a well-maintained 2002, 18' wide manufactured home situated on its own land in Timberlea. Offering 3 bedrooms and 2 bathrooms, this home features a spacious layout with a primary bedroom complete with an ensuite. Recent updates include a new roof completed in late 2025, new bathroom lighting and new fixtures. The furnace was installed in November 2019, and the hot water tank dates to 2017. The home also includes a washer and dryer, over-the-range microwave, window coverings and a fire table. Outside, enjoy a recently replaced fenced yard, a two-car parking area and a convenient location close to trails, nearby neighbours and a daycare down the street. An Air Bus stop is approximately a two-minute walk away.