



GRASSROOTS
REALTY GROUP

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188 McKinlay Crescent
Fort McMurray, Alberta

MLS # A2339274



\$280,000

Division:	Timberlea		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	1,424 sq.ft.	Age:	2002 (24 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 180
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RMH-1
Foundation:	Piling(s)	Utilities:	-
Features:	Open Floorplan		

Inclusions:	N/A
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Welcome to this beautifully updated 3-bedroom, 2-bathroom mobile home in Timberlea! The bright, open-concept layout features new flooring throughout the main living spaces and an updated white kitchen complete with new cabinetry and a new stove. The spacious primary bedroom offers a private ensuite, while the additional bedrooms and full bathroom provide plenty of room for family and guests. Recent upgrades include a new roof and skylights in 2024, plus the added comfort of central A/C. Outside, enjoy a fully fenced, low-maintenance yard with a large deck, along with a detached 12' x 22' single garage for parking and storage. With its functional layout, thoughtful updates, private yard, garage, and convenient location, 188 McKinlay Crescent is move-in ready and a great opportunity for anyone looking for comfortable, low-maintenance living at an affordable price.