



GRASSROOTS
REALTY GROUP

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**240 Mckinlay Crescent
Fort McMurray, Alberta**

MLS # A2339863



\$304,900

Division:	Timberlea		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Double Wide		
Size:	1,508 sq.ft.	Age:	2002 (24 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street, Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Front Yard, Other		

Heating:	Forced Air	Water:	-
Floors:	Cork, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 180
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RMH-1
Foundation:	Piling(s)	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Jetted Tub, Kitchen Island, Laminate Counters, Pantry, See Remarks, Skylight(s), Walk-In Closet(s)		

Inclusions: Fridge, Stove, Dishwasher, washer, dryer, microwave, central a/c, stand up freezer, bar in garage, window coverings, curtains

WELCOME to 240 McKinlay Crescent, where pride in ownership shines through. Featuring a HEATED SHED WITH OVER HEAD DOOR, RV parking with gated access, FULLY FENCED AND LANDSCAPED YARD! This home is move in ready and turn key. Freshly Painted throughout, other upgrades include new flooring in main living area, new shower in master bedroom and updated shingles (2017). Inside this spacious home you have over 1500 sqft of living space throughout this NO carpet home. The open-concept living area includes a bright front living room with large window allowing in tons of natural light and a corner gas fireplace. The bright white kitchen offers loads of cabinets, a eat up breakfast bar and island, plus a corner pantry. The oversized dining area offers garden doors leading to your backyard oasis. The backyard features a oversized heated shed with over head door and tons of storage above the shed, with its own heating source it is a perfect spot to store your toys or hangout spot! There are 3 generously sized bedrooms. The primary bedroom features a walk-in closet and a 4-pc ensuite with a large vanity, corner jetted tub, and stand-up shower. Alongside the 2nd and 3rd bedrooms, you have an additional full bathroom. Added features include a separate laundry room, central a/c, and updated HWT in 2024. The subdivision of Morgan Heights offers on-site picnic and park areas, plus a newly built day care giving residents first rights at available spots. This location is within walking distance to schools of all levels, K-9, and quick access to site and city bus stops. Don't miss out on this affordable opportunity to own. Call today for your personal tour!