

# \$322,500 - 125 Mckinlay Crescent, Fort McMurray

MLS® #A2244525

**\$322,500**

3 Bedroom, 2.00 Bathroom, 1,530 sqft

Residential on 0.10 Acres

Timberlea, Fort McMurray, Alberta

Beautifully maintained | Numerous updates | Ample parking. Welcome to 125 Mckinlay Crescent. This move-in-ready home offers 1,529 sq ft of living space, including 3 bedrooms, 2 bathrooms, and a bonus rec-room with kitchenette. An open-concept, bright main area features an updated skylight (2023), a large picture window, and modern luxury vinyl plank flooring throughout (2024). The open kitchen boasts stainless steel appliances, upgraded light fixtures, and a modern updated sink, adjacent to the dining area with storage, glass display cupboards, and access to a spacious deck. The primary bedroom, with its own 4-piece ensuite, provides privacy and a peaceful retreat. A separate laundry area adds extra storage and leads to the back deck. The opposite end of the home can be fully separated, including 2 bedrooms, a 4-piece bathroom, and a living area with kitchenette – ideal for guests, an in-law suite, or rental potential. Step outside to a large deck with a gas line hookup for BBQs, perfect for summer gatherings. The fenced yard offers privacy and features a storage shed tucked behind the home. Front parking is generous enough for your camper or multiple vehicles. Recent upgrades include shingles (2023), skylight (2023), furnace (2024), LVP flooring (2024), newer light fixtures, toilets, kitchen sink, faucets, and serviced AC. If you're seeking a turnkey home with major updates done, check out our online virtual tour and call today to schedule your private



showing!

Built in 2002

### Essential Information

|                |                         |
|----------------|-------------------------|
| MLS® #         | A2244525                |
| Price          | \$322,500               |
| Bedrooms       | 3                       |
| Bathrooms      | 2.00                    |
| Full Baths     | 2                       |
| Square Footage | 1,530                   |
| Acres          | 0.10                    |
| Year Built     | 2002                    |
| Type           | Residential             |
| Sub-Type       | Detached                |
| Style          | Double Wide Mobile Home |
| Status         | Active                  |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 125 Mckinlay Crescent |
| Subdivision | Timberlea             |
| City        | Fort McMurray         |
| County      | Wood Buffalo          |
| Province    | Alberta               |
| Postal Code | T9K2M6                |

### Amenities

|                |                               |
|----------------|-------------------------------|
| Amenities      | Parking, Other, Playground    |
| Parking Spaces | 3                             |
| Parking        | Driveway, Off Street, Asphalt |

### Interior

|                   |                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------|
| Interior Features | Laminate Counters, See Remarks, Skylight(s), Vaulted Ceiling(s)                                              |
| Appliances        | Central Air Conditioner, Dishwasher, Freezer, Microwave Hood Fan, Refrigerator, Washer/Dryer, Electric Range |
| Heating           | Forced Air, Natural Gas                                                                                      |
| Cooling           | Central Air                                                                                                  |
| Fireplace         | Yes                                                                                                          |
| # of Fireplaces   | 1                                                                                                            |

|            |                  |
|------------|------------------|
| Fireplaces | Gas, Living Room |
| Basement   | None             |

## Exterior

|                   |                               |
|-------------------|-------------------------------|
| Exterior Features | BBQ gas line, Other           |
| Lot Description   | Back Yard, Lawn, Interior Lot |
| Roof              | Asphalt Shingle               |
| Construction      | Vinyl Siding, Wood Frame      |
| Foundation        | Piling(s)                     |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 31st, 2025 |
| Days on Market | 79              |
| Zoning         | RMH-1           |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | ROYAL LEPAGE BENCHMARK |
|----------------|------------------------|

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