$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 â€” 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 youâ€™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	Other, Parking, 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, Electric Range, Freezer, Microwave Hood Fan, Refrigerator, Washer/Dryer
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, Interior Lot, Lawn
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Piling(s)

Additional Information

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

Listing Details

Listing Office	ROYAL LEPAGE BENCHMARK

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