

**521 Mckinlay Crescent
Fort McMurray, Alberta**

MLS # A2314381



\$300,000

Division:	Timberlea		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Double Wide		
Size:	1,520 sq.ft.	Age:	2003 (23 yrs old)
Beds:	3	Baths:	2
Garage:	Driveway, Off Street, On Street, Parking Pad, Single Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Lawn, Low Maintenance		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 180
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	DCRMH
Foundation:	Piling(s)	Utilities:	-
Features:	Ceiling Fan(s), Double Vanity, Open Floorplan, Pantry, Storage, Vinyl Windows		

Inclusions: FRIDGE, STOVE, DISHWASHER, MICROWAVE, WASHER, DRYER

Welcome to 521 McKinlay Crescent, a warm and inviting family home tucked into the sought-after community of Morgan Heights. Step inside and you'll find a layout designed for everyday living. To the left of the foyer, the spacious, sun-filled dining room flows effortlessly into the kitchen. It's bright enough and large enough to easily accommodate a long table for eight to ten, making it a natural gathering place for everyday dinners and special occasions alike. The kitchen is finished with crisp white cabinetry, stainless steel appliances, a generous pantry, and skylights that add even more natural light. Continue down the hall to the living room, a generously sized space that's the ultimate spot for movie nights and an easy play area for the kids. A corner gas fireplace sets a cozy tone, while patio doors open onto a two-tiered deck. The fully fenced backyard backs directly onto greenspace, a wonderful place to head out for a walk, and offers both privacy and a peaceful outlook. The home offers three bedrooms and two full bathrooms, including a spacious primary suite. The ensuite is a true retreat, featuring double sinks, a stand-up shower, a jetted tub, and a walk-in closet. Two additional large bedrooms share a well-appointed 4-piece bathroom. Thoughtful updates include a new dishwasher, fridge, and washer, while central air conditioning and a carpet-free interior add lasting comfort and ease. A single attached garage plus a driveway that accommodates two vehicles round out the practical details. Beyond your front door, Morgan Heights delivers a true sense of community, with on-site picnic and park areas and a newly built daycare that gives residents first access to available spots. Schools of all levels, K-9, are within walking distance, and quick access to site and city bus stops makes commuting simple. Walking trails, playgrounds, shopping, and parks are all close at hand.

This is a wonderful opportunity to own a comfortable home in a neighbourhood built for families. Come see it for yourself. Request a Private Showing Experience.