

\$330,000 - 540 Mckinlay Crescent, Fort McMurray

MLS® #A2250805

\$330,000

3 Bedroom, 2.00 Bathroom, 1,388 sqft
Residential on 0.11 Acres

Timberlea, Fort McMurray, Alberta

THIS ONE WILL CHECK OFF ALL THE BOXES, RENOVATED TOP TO BOTTOM TO A MODERN FARMHOUSE VIBES PLUS A DETACHED OVERSIZED SHED. Discover the epitome of charm and comfort with this FULLY RENOVATED HOME. Boasting a snazzy modern farmhouse aesthetic, this property showcases every feature you've been dreaming of at a wallet-friendly price! Step inside and prepare to be awed by meticulous renovations that breathe new life into every corner. The open floor plan features new luxurious vinyl plank flooring that seamlessly connects the living spaces. At the heart of the home, a stunning dream kitchen awaits, equipped with pristine white quartz countertops, a large island perfect for gatherings, sleek black stainless appliances, a stylish tile backsplash, and a handy corner pantry. Efficiency meets elegance in the laundry room, appointed with built-in cabinets and chic wood countertops. The primary bedroom offers ample space and leads into an upgraded ensuite with a sizable vanity, a corner jet tub, and a standalone shower, promising a spa-like experience daily. Two additional bedrooms continue the home's™s stylish theme, one featuring an enchanting wood feature wall. The second full bathroom doesn't™t skimp on style either, flaunting exquisite tile flooring and trendy gold fixtures. Step outside to a fully fenced yard with a spacious, newly constructed deck with a beautiful privacy wall that runs the entire



length of the home. In addition, you have a barn-style storage shed completing the modern farmhouse theme. Extensive exterior renovations also include new skirting and eave troughs, along with a comprehensive refresh under the house—a \$10,000 upgrade ensuring long-lasting peace of mind. To top it all off, enjoy the benefits of a newly installed furnace(1 year ago). Another fantastic upgrade is central a/c. This move-in-ready home requires no additional spending post-purchase and claims a new effective age of only 7 years, with 40 years of economic life remaining. Perfectly positioned within walking distance to schools, parks, and shopping, this home isn't just a place to live—it's a place to love. Don't miss out, schedule your personal tour today and step into the home you deserve!

Built in 2003

Essential Information

MLS® #	A2250805
Price	\$330,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,388
Acres	0.11
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	Single Wide Mobile Home
Status	Active

Community Information

Address	540 Mckinlay Crescent
Subdivision	Timberlea
City	Fort McMurray

County	Wood Buffalo
Province	Alberta
Postal Code	T9K 2R6

Amenities

Amenities	Parking
Parking Spaces	1
Parking	Driveway, Parking Pad

Interior

Interior Features	Breakfast Bar, Built-in Features, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Soaking Tub
Appliances	Central Air Conditioner, Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Basement	None

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Cul-De-Sac, Landscaped, Lawn
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Piling(s)

Additional Information

Date Listed	August 23rd, 2025
Days on Market	71
Zoning	RMH-1

Listing Details

Listing Office	COLDWELL BANKER UNITED
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.