

\$179,900 - 221 Mckinlay Crescent, Fort McMurray

MLS® #A2269955

\$179,900

3 Bedroom, 2.00 Bathroom, 1,222 sqft

Residential on 0.00 Acres

Timberlea, Fort McMurray, Alberta

Affordable! Won't Last Long!

Welcome to 221 McKinlay Crescent â€” a unique opportunity in the peaceful, well-established neighborhood of Timberlea.

This home is ideal for investors seeking a solid rental property or first-time home buyers looking for comfort, space, and value!

This 1,221 sq. ft. residence features 3 bedrooms and 2 full bathrooms, perfectly situated on a partially fenced 4,165 sq. ft. lot â€” ideal for kids, pets, or enjoying outdoor gatherings. Step inside to discover a bright, open-concept living area highlighted by vaulted ceilings and large windows that fill the home with natural light. The kitchen offers plenty of appeal with a breakfast bar, laminate flooring, and generous cabinetry and counter space â€” perfect for everyday living or entertaining guests.

The primary suite is a true retreat, complete with a walk-in closet and a 4-piece ensuite featuring a jetted tub and stand-up shower.

Two additional bedrooms are located on the opposite side of the home, providing privacy and convenient access to a second 4-piece bathroom. A separate laundry area, leading directly to the primary bedroom, adds thoughtful functionality.

Outside, the fenced yard provides privacy and security, while the location offers peace and convenience â€” just steps from a bus stop and minutes from local amenities, schools, and parks.

Whether youâ€™re looking to expand your



investment portfolio or begin your homeownership journey, this property offers exceptional value, comfort, and charm. Call today to schedule your private viewing!

Built in 2002

Essential Information

MLS® #	A2269955
Price	\$179,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,222
Acres	0.00
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	Single Wide Mobile Home
Status	Active

Community Information

Address	221 Mckinlay Crescent
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 2M8

Amenities

Amenities	None
Parking Spaces	2
Parking	Driveway, None
# of Garages	2

Interior

Interior Features	Laminate Counters, Open Floorplan
Appliances	None
Heating	Forced Air

Cooling	None
Has Basement	Yes
Basement	See Remarks

Exterior

Exterior Features	Other
Lot Description	Level
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Piling(s)

Additional Information

Date Listed	November 7th, 2025
Zoning	RMW-1

Listing Details

Listing Office	ROYAL LEPAGE BENCHMARK
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