

\$359,900 - 341 Mckinlay Crescent, Fort McMurray

MLS® #A2257259

\$359,900

3 Bedroom, 2.00 Bathroom, 1,508 sqft
Residential on 0.10 Acres

Timberlea, Fort McMurray, Alberta

Forget everything you think you know about mobile homes, this one is about to blow your mind!

Welcome to Timberlea, where family living meets a floor plan that will make you question everything you thought you knew about mobile homes. Built in 2016, this one is in a class of its own.

Step inside and prepare yourself for the moment we like to call the “THIS is a mobile home?” moment. The living room, dining room, and kitchen don’t flow as they explode into an airy, wide-open concept filled with natural light. It’s one of the most unique layouts you’ll ever see, and it makes entertaining, family dinners, or simply stretching out with a good book feel effortless.

The primary bedroom is more of a retreat than a room. Think big walk-in closet, spa-like 5-piece ensuite, and plenty of space to actually exhale at the end of a long day. Two more bedrooms and a second full bathroom keep everyone comfortable, whether you’ve got kids, guests, or a need for that home office you keep promising yourself.

Storage? Oh, it’s got it. This home proves that “mobile” doesn’t mean “minimal.” And the perks don’t stop at the front door. The fenced yard gives you privacy, the shed handles the overflow, and



backing onto green space means your morning coffee view is pure serenity instead of someone else's siding.

It's tucked into a quiet, family-friendly neighbourhood in Timberlea, which means you'll have that sense of community and calm without giving up the convenience of being close to schools, parks, and all the everyday essentials. Imagine watching the northern lights with the least amount of light pollution in the city.

What the sellers love MOST about this home is how quiet it is. And yes this is a bareland condo and the fees are the lowest in the city at \$160/m.

Be sure to check out the video, 360 tour, and DETAILED floor plans in the photos so you can see every sink, shower, and counter in the home. Are you ready to say yes to this address? Please give lots of notice for showings as the sellers need to take the dogs out for showings.

Built in 2016

Essential Information

MLS® #	A2257259
Price	\$359,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,508
Acres	0.10
Year Built	2016
Type	Residential
Sub-Type	Detached
Style	Double Wide Mobile Home
Status	Active

Community Information

Address	341 Mckinlay Crescent
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K2M9

Amenities

Amenities	Park, Playground
Parking Spaces	2
Parking	Parking Pad

Interior

Interior Features	Closet Organizers, French Door, Kitchen Island, Soaking Tub, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Basement	None

Exterior

Exterior Features	Private Yard
Lot Description	Backs on to Park/Green Space, Front Yard, Lawn, Low Maintenance Landscape, No Neighbours Behind, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Mixed, Vinyl Siding
Foundation	Piling(s)

Additional Information

Date Listed	September 17th, 2025
Zoning	RMH-1

Listing Details

Listing Office	RE/MAX Connect
----------------	----------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.