

\$389,900 - 552 Mckinlay Crescent, Fort McMurray

MLS® #A2270504

\$389,900

3 Bedroom, 2.00 Bathroom, 1,429 sqft

Residential on 0.17 Acres

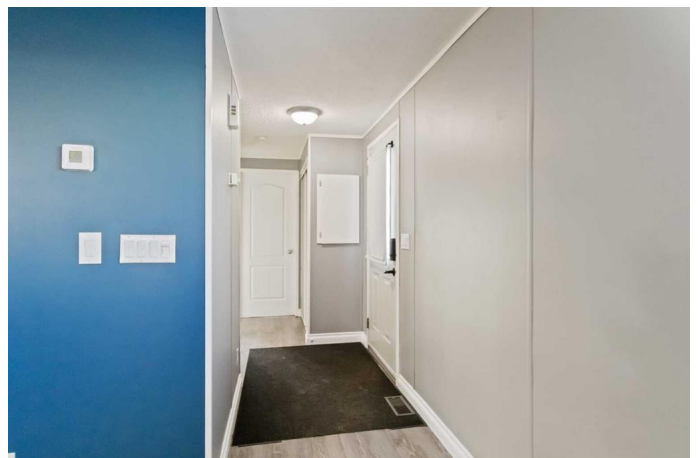
Timberlea, Fort McMurray, Alberta

Welcome to 552 McKinlay Crescent – a hidden gem in the heart of Timberlea! Discover a unique opportunity to own a home in one of Timberlea’s most peaceful, well-established neighbourhoods. Perfect for first-time buyers, families, and pet owners, this beautifully maintained 3-bedroom home with 2 full baths sits on an impressive 7,395 sq. ft. lot, offering exceptional indoor and outdoor living.

Inside, you’ll appreciate the fresh paint, new flooring, and an inviting open-concept layout. The bright and spacious kitchen features ample white cabinetry, generous counter space, an island, breakfast bar, and corner pantry. The living room is anchored by a cozy corner gas fireplace, creating a warm atmosphere for gatherings. The dining area opens seamlessly onto the large deck for easy indoor-outdoor living.

The primary bedroom includes two closets—one being a walk-in—and a 4-piece ensuite with a jetted tub and separate shower. Two additional generously sized bedrooms at the front of the home share a full main bath. A mudroom with a separate entrance and an in-home laundry room adds convenience for busy households.

Step outside to an expansive, fenced backyard featuring a gas BBQ hookup, a gazebo, a 10x12 shed, and plenty of space for pets, play, and entertaining. The double detached garage



features 10 ft ceilings and is wired for 220, making it ideal for storage, projects, or hobbies.

Recent updates ensure peace of mind, including a new furnace, A/C condenser, and hot water tank (2025), plus new heat trace and insulation (2024) with the underside fully serviced.

With low condo fees and close proximity to schools, parks, playgrounds, and walking/biking trails, this home delivers comfort, value, and an unbeatable family-friendly location. So check out the photos, floor plans and 3D tour, and call today to book your personal viewing.

Built in 2003

Essential Information

MLS® #	A2270504
Price	\$389,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,429
Acres	0.17
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	Modular Home
Status	Active

Community Information

Address	552 Mckinlay Crescent
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta

Postal Code T9K 2R6

Amenities

Amenities Park, Playground
Parking Spaces 5
Parking Double Garage Detached, Driveway, 220 Volt Wiring
of Garages 2

Interior

Interior Features Breakfast Bar, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Walk-In Closet(s), Track Lighting
Appliances Central Air Conditioner, Dishwasher, Dryer, Microwave, Refrigerator, See Remarks, Stove(s), Washer, Window Coverings
Heating Forced Air, Natural Gas
Cooling Central Air
Fireplace Yes
of Fireplaces 1
Fireplaces Gas, Mantle, Tile
Basement None

Exterior

Exterior Features Fire Pit, Storage, Kennel
Lot Description Back Yard
Roof Asphalt Shingle
Construction Vinyl Siding
Foundation Block

Additional Information

Date Listed November 13th, 2025
Days on Market 2
Zoning RMH-1

Listing Details

Listing Office ROYAL LEPAGE BENCHMARK

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