



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**23 MOBERLY Crescent, Fort McMurray T9H 1H1**

MLS® #: **A2109489**

Area: **Downtown**

Listing Date: **02/28/24**

List Price: **\$418,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Detached**

City/Town:

**Fort McMurray**

Year Built:

**1967**

Lot Information

Lot Sz Ar:

**6,490 sqft**

Lot Shape:

Finished Floor Area

Abv Sqft:

**992**

Low Sqft:

Ttl Sqft:

**992**

DOM

**79**

Layout

Beds:

**4 (2 2 )**

Baths:

**2.0 (2 0)**

Style:

**Bungalow**

Parking

Ttl Park:

**4**

Garage Sz:

**0**

Access:

Lot Feat:

Park Feat:

**Rectangular Lot, See Remarks**

**Converted Garage, Double Garage Detached, Driveway, Heated Garage, Insulated, See Remarks**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Central**

Sewer:

Ext Feat: **Other, Storage**

Construction:

**Mixed**

Flooring:

**Ceramic Tile, Laminate**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl: **See Remarks**

Int Feat: **Crown Molding, See Remarks**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>4pc Bathroom</b>	<b>Main</b>		<b>Bedroom</b>	<b>Main</b>	<b>8`3" x 11`5"</b>
<b>Dining Room</b>	<b>Main</b>	<b>11`7" x 6`7"</b>	<b>Kitchen</b>	<b>Main</b>	<b>7`11" x 9`11"</b>
<b>Living Room</b>	<b>Main</b>	<b>11`7" x 15`10"</b>	<b>Entrance</b>	<b>Main</b>	<b>4`1" x 5`0"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`4" x 13`5"</b>	<b>3pc Bathroom</b>	<b>Basement</b>	
<b>Bedroom</b>	<b>Basement</b>	<b>10`10" x 10`8"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>21`9" x 9`9"</b>

Den	Basement	10`8" x 10`2"	Laundry	Basement	10`11" x 10`8"			
Game Room	Basement	14`2" x 17`10"	Legal/Tax/Financial					
Title:		Zoning:						
Fee Simple		R1						
Legal Desc:		5304NY		Remarks				
Pub Rmks:		Welcome to this charming and meticulously renovated Downtown bungalow boasting 4 bedrooms, 2 full bathrooms, and ample storage space throughout. Step inside to discover a main floor adorned with cozy, welcoming hues, complemented by a sleek galley-style kitchen featuring stainless steel appliances and exquisite crown molding that graces every corner. A warm and inviting living room filled with tons of natural light is the perfect place to unwind after a long day. 2 generously sized bedrooms and a beautifully redone bathroom complete this floor. Heading down to the lower level you'll find a cleverly utilized space, featuring a central rec room, a convenient laundry/storage area, a full bathroom, and two generously sized bedrooms, each with its own cozy sitting area. Currently, these basement bedrooms are rented to students from Keyano College, which is with in walking distance. Outside, the updated exterior of the home presents a quaint front deck and a two-tiered rear deck, perfect for hosting barbecues and outdoor gatherings. The spacious, landscaped backyard offers space to play, to garden and room for storage The heated detached garage has been ingeniously transformed into a versatile workshop, complete with a separate man cave—a haven for hobbyists and entertainers alike. Don't let this opportunity slip away - seize the chance to make this exquisite bungalow your new sanctuary.						
Inclusions:		fridge, stove, microwave, dishwasher, washer, dryer						
Property Listed By:		EXP REALTY						

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (780) 804-4800

























