



THE
A-TEAM

**RE/MAX
FIRST**

23 MOBERLY Crescent, Fort McMurray T9H 1H1

MLS® #: **A2162588** Area: **Downtown** Listing Date: **09/05/24** List Price: **\$409,900**
 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

13
Layout
 Beds: **4 (2 2)**
 Baths: **2.0 (2 0)**
 Style: **Bungalow**

Parking

Ttl Park: **4**
 Garage Sz: **0**

Access:

Lot Feat: **Rectangular Lot, See Remarks**
 Park Feat: **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

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

Den
Game Room

Basement
Basement

10`8" x 10`2"
14`2" x 17`10"

Laundry

Basement

10`11" x 10`8"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

5304NY

Zoning:
R1

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:
Property Listed By:

fridge, stove, microwave, dishwasher, washer, dryer
EXP REALTY

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