



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1 POND Crescent, Fort McMurray T9H 1N7**

MLS® #: **A2181022**      Area: **Downtown**      Listing Date: **11/29/24**      List Price: **\$300,000**  
 Status: **Active**      County: **Wood Buffalo**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Semi Detached (Half Duplex)**  
 City/Town: **Fort McMurray**  
 Year Built: **1967**  
Lot Information  
 Lot Sz Ar: **4,125 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Back Yard,Front Yard**  
 Park Feat: **Double Garage Detached**

Finished Floor Area

Abv Sqft: **1,089**  
 Low Sqft:  
 Ttl Sqft: **1,089**

DOM

**22**  
Layout  
 Beds: **3 (3 )**  
 Baths: **1.5 (1 1)**  
 Style: **2 Storey,Side by Side**  
Parking  
 Ttl Park: **4**  
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **Private Yard**  
 Construction: **Vinyl Siding,Wood Frame**  
 Flooring: **Carpet,Laminate**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Microwave,Refrigerator,Stove(s),Window Coverings**  
 Int Feat: **Open Floorplan**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>	<b>Kitchen</b>	<b>Main</b>	<b>13`4" x 11`0"</b>
<b>Living Room</b>	<b>Main</b>	<b>13`3" x 11`5"</b>	<b>4pc Bathroom</b>	<b>Second</b>	<b>0`0" x 0`0"</b>
<b>Bedroom</b>	<b>Second</b>	<b>8`2" x 9`2"</b>	<b>Bedroom</b>	<b>Second</b>	<b>9`0" x 12`5"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>12`9" x 10`4"</b>	<b>Game Room</b>	<b>Basement</b>	<b>20`4" x 21`10"</b>
<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>12`1" x 11`0"</b>			

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**4782NY**

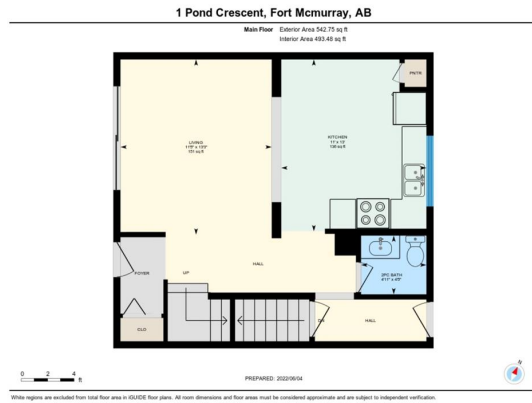
Zoning:  
**FRA1**

Remarks

Pub Rmks: **1 Pond Cres has lots of upgrades to it. It's a perfect starter home for a growing family. The location is good close to shopping, trails, buses, hospital and grocery stores. This home is move in ready. Both bathrooms have been renovated. The basement has been upgraded. There is tons of parking, the garage is as is. So many great and amazing features in this three bedroom fully developed home. New roof, furnace, hot water tank and electrical panel. It's ready for its new owners! Watch the video tour and 360 tour to get a better look at this property.**

Inclusions:  
Property Listed By: **Fridge, stove, microwave, window coverings  
RE/MAX FORT MCMURRAY**

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



1 Pond Crescent, Fort McMurray, AB

2nd Floor Exterior Area 545.91 sq ft  
Interior Area 498.45 sq ft



PREPARED: 2022/06/04

White regions are excluded from total floor area in SUDEE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



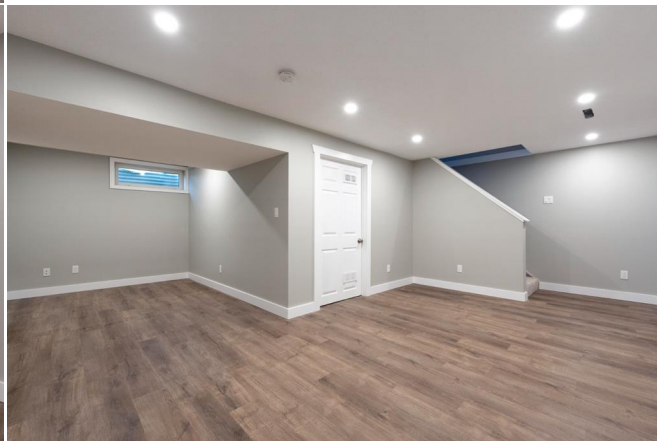
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Basement (Below Grade) Exterior Area 496.13 sq ft  
Interior Area 488.00 sq ft



PREPARED: 2022/06/04

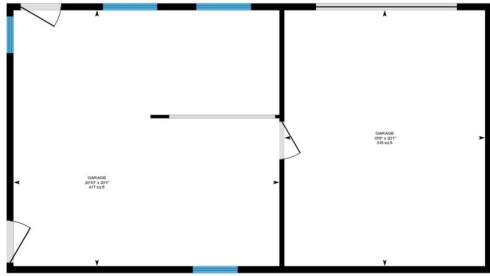
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Detached Garage Excluded Area 856.81 sq ft



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