



THE
A-TEAM

**RE/MAX
FIRST**

1 POND Crescent, Fort McMurray T9H 1N7

MLS® #: **A2181022** Area: **Downtown** Listing Date: **11/29/24** List Price: **\$290,000**
 Status: **Active** County: **Wood Buffalo** Change: **-\$10k, 24-Jan** 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

85
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
2pc Bathroom	Main	0`0" x 0`0"	Kitchen	Main	13`4" x 11`0"
Living Room	Main	13`3" x 11`5"	4pc Bathroom	Second	0`0" x 0`0"
Bedroom	Second	8`2" x 9`2"	Bedroom	Second	9`0" x 12`5"
Bedroom - Primary	Second	12`9" x 10`4"	Game Room	Basement	20`4" x 21`10"
Furnace/Utility Room	Basement	12`1" x 11`0"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

4782NY

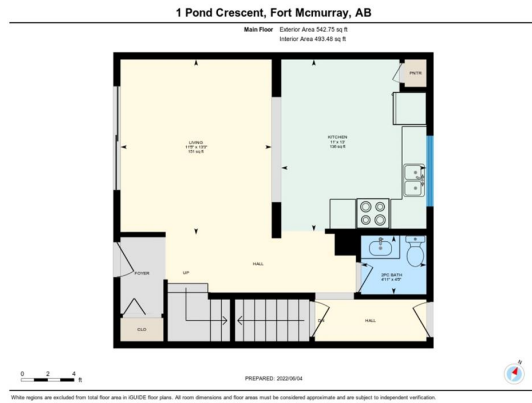
Zoning:
FRA1

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. Inclusions: fridge, stove, microwave, washer , dryer and window coverings. It's ready for its new owners! Watch the video tour and 360 tour to get a better look at this property.**

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

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



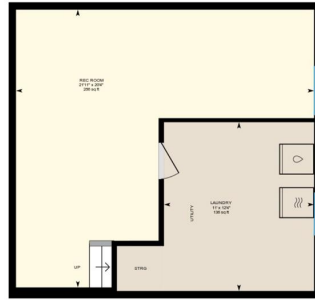
PREPARED: 2022/05/04

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 458.00 sq ft



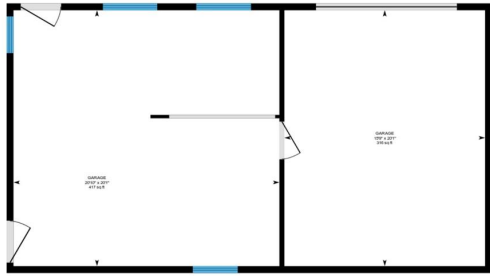
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Detached Garage Excluded Area 856.81 sq ft



PREPARED: 2022/06/04
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