



THE
A-TEAM

**RE/MAX
FIRST**

1 POND Crescent, Fort McMurray T9H 1N7

MLS® #: **A2220527**

Area: **Downtown**

Listing Date: **05/13/25**

List Price: **\$269,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half Duplex)

Finished Floor Area

City/Town:

Fort McMurray

Abv Sqft:

1,089

Year Built:

1967

Low Sqft:

Ttl Sqft:

1,089

Lot Information

Lot Sz Ar:

4,125 sqft

Lot Shape:

DOM

47

Layout

Beds:

3 (3)

Baths:

1.5 (1 1)

Style:

2 Storey,Attached-Side by Side

Parking

Ttl Park:

4

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Back Yard,Front Yard

Parking Pad,RV Access/Parking

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),Washer/Dryer,Window Coverings

Int Feat:

Open Floorplan

Utilities:

Room Information

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

Room	Level	Dimensions
Kitchen	Main	13`4" x 11`0"
4pc Bathroom	Second	0`0" x 0`0"
Bedroom	Second	9`0" x 12`5"
Game Room	Basement	20`4" x 21`10"

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. 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:
Property Listed By:

**fridge, stove microwave, window coverings, washer, dryer
RE/MAX Connect**

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





