



THE
A-TEAM

**RE/MAX
FIRST**

23 POND Crescent, Fort McMurray T9H 1N7

MLS® #: **A2230931**

Area: **Downtown**

Listing Date: **07/18/25**

List Price: **\$169,900**

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:

3,913 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

1,196

Low Sqft:

Ttl Sqft:

1,196

DOM

0

Layout

Beds:

3 (3)

Baths:

1.5 (1 1)

Style:

2 Storey,Attached-Side by Side

Parking

Ttl Park:

2

Garage Sz:

Access:

Lot Feat:

Park Feat:

Back Yard

Off Street,Parking Pad

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **None**

Construction:

Wood Frame

Flooring:

Vinyl

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **See Remarks**

Int Feat: **See Remarks**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main		4pc Bathroom	Second	
Living Room	Main	17`6" x 11`5"	Eat in Kitchen	Main	10`11" x 12`8"
Bedroom	Second	12`6" x 8`11"	Bedroom	Second	9`3" x 8`3"
Bedroom - Primary	Second	10`4" x 12`9"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

4782NY

Zoning:
FRA1

Remarks

Pub Rmks: **Affordable Living in the Heart of Downtown! Enjoy the convenience of being just steps away from shopping, schools, and medical offices in this centrally located home. With double parking in the front and a spacious backyard, this property offers both comfort and functionality. Step inside to a front living room featuring a large window that overlooks the front yard. The eat-in kitchen at the back of the home showcases rich dark cabinetry. The main floor also includes a convenient 2-piece bathroom and direct access to the yard. Upstairs, you'll find 3 bedrooms and a full 4-piece bathroom. The basement is partially developed. A great opportunity in a walkable location! SOLD AS IS WHERE IS!**

Inclusions:
Property Listed By: **SOLD AS IS WHERE IS
RE/MAX Connect**

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





