



THE
A-TEAM

**RE/MAX
FIRST**

1 POND Crescent, Fort McMurray T9H 1N7

MLS® #: **A2241191**

Area: **Downtown**

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

List Price: **\$259,900**

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:

4,125 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

1,089

Low Sqft:

Ttl Sqft:

1,089

DOM

0

Layout

Beds:

3 (3)

Baths:

1.5 (1 1)

Style:

2 Storey,Attached-Side by Side

Parking

Ttl Park:

4

Garage Sz:

0

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

Room

Level

Dimensions

Legal/Tax/Financial

Title:

Fee Simple

Zoning:

FRA1

Legal Desc:

4782NY

Remarks

Pub Rmks:

1 Pond Crescent | Move-In Ready, Fully Developed, and Right in the Heart of It All If you've been looking for a home that checks the boxes without blowing the

budget, 1 Pond Crescent might be the one. This fully developed, three-bedroom, two-bathroom home offers 1,089 sq ft above grade and is located downtown, close to everything from schools and shopping to parks, buses, and walking trails. Step inside and you'll find a home that's been updated where it counts, starting with a bright, open-concept main floor. The eat-in kitchen flows into the living room, giving you a practical layout that works for everything from morning routines to casual hangouts. Upstairs, all three bedrooms are located on the same level. The rooms are perfect and functional. The primary bedroom includes two closets to give you a bit of extra space. The full bathroom on this level has been renovated, so no projects needed. Downstairs is a finished rec room with new vinyl plank flooring. It's a great spot for a play area, home gym, guest space, or movie nights. There's a second renovated full bathroom here as well, which is a bonus for busy mornings or having guests. Outside, you'll appreciate the low-maintenance yard and the amount of parking available. Whether you've got a couple of vehicles or need space for toys, trailers, or visitors, you're covered. There's no garage, but the space and flexibility in parking more than makes up for it. The list of upgrades is solid: new roof, new furnace, hot water tank, and an updated electrical panel. You can move in knowing those major items are already taken care of. The home also features a mix of carpet, hardwood, tile, and vinyl plank flooring, giving each level a comfortable and functional feel. Living here means walkability. You're close to schools, parks, transit, restaurants, trails, the grocery store, and the hospital. It's the kind of location that keeps your daily routine simple and well-connected. Whether you're stepping into the market for the first time or looking for a well-kept home with smart upgrades, 1 Pond Crescent offers solid value in a location that makes everyday life easier. Inclusions: fridge, stove, microwave, washer, dryer, and window coverings. Take a look at the video tour and 360

Inclusions:
Property Listed By:

fridge, stove, washer, dryer, microwave
RE/MAX Connect

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





