

1 POND Crescent, Fort McMurray T9H 1N7

| MLS®#: Status: | A2241191 Active | Area: County: | Downtown Wood Buffalo | Listing Date: Change: | 07/18/25 None | | \$259,900 n:Fort McMurray | | | |
|------------------------------------------|--------------------------------------------|------------------|--------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|-------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------|----------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------|
| | | | | General Int Prop Type: Sub Type: City/Town: Year Built: Lot Informa Lot Sz Ar: Lot Shape: Access: Lot Feat: Park Feat: | ation | Residential Semi Detached (Half Duplex) Fort McMurray 1967 4,125 sqft Back Yard,Front Yard Parking Pad,RV Acce | Finished Floor Area Abv Sqft: Low Sqft: Ttl Sqft: | 1,089 1,089 | DOM O Layout Beds: Baths: Style: Parking Ttl Park: Garage Sz: | 3 (3) 1.5 (1 1) 2 Storey,Attached- Side by Side 4 0 |
| Utilities and Features | | | | | | | | | | |
| Roof: Heating: Sewer: Ext Feat: | Asphalt Shir Forced Air Private Yard | | Construction: Vinyl Siding,Wood Frame Flooring: Carpet,Laminate Water Source: Fnd/Bsmt: | | | | | | | |
| Kitchen Apı Int Feat: Utilities: | tilities: | | | | | | | | | |
| Room | om <u>Level</u> | | | Room Information Dimensions Room Legal/Tax/Financial | | | Level | Dimensions | | |
| Title: Fee Simpl Legal Desci | | 4782NY | | Zoning: FRA1 | | | | | | |
| | | ., | | Remarks | | | | | | |

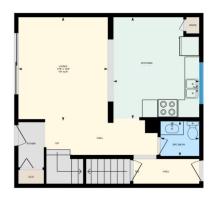
Pub Rmks:

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 wellconnected. 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, an

Inclusions: Property Listed By:

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



RE/MAX Connect





