

# \$419,000 - 32 Moberly Crescent, Fort McMurray

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MLS® #A2247738

**\$419,000**

5 Bedroom, 2.00 Bathroom, 1,057 sqft

Residential on 0.15 Acres

Downtown, Fort McMurray, Alberta

Welcome to 32 Moberly Crescent, a beautiful bungalow on one of the most sought-after streets in downtown Fort McMurray. Situated on a fully landscaped lot, this home has been updated with new shingles within the last five years and new basement flooring in 2025. The updated kitchen features modern floor tiles and a picturesque view of the yard and surrounding trees, while the spacious living room offers hardwood floors, a large picture window, crown moldings, and warm neutral tones. The main floor also includes three bedrooms and a full bathroom. The lower level is designed for both comfort and entertainment, with a family room complete with a cozy brick corner ready for a wood stove, two additional large bedrooms, a second full bathroom, and a laundry room. Outside, there is ample space for parking and storage with a 15' x 23' garage and a fully paved four-car driveway. The backyard is private featuring a covered patio, a firepit area, mature trees, and two storage sheds ready for family BBQ's , yard games or a garden to grow your own veggies. With its prime location, curb appeal, and move-in-ready condition, this home is a must-see for buyers seeking a quiet and private home in downtown, Fort McMurray.

Built in 1968

## Essential Information



|                |             |
|----------------|-------------|
| MLS® #         | A2247738    |
| Price          | \$419,000   |
| Bedrooms       | 5           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,057       |
| Acres          | 0.15        |
| Year Built     | 1968        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 32 Moberly Crescent |
| Subdivision | Downtown            |
| City        | Fort McMurray       |
| County      | Wood Buffalo        |
| Province    | Alberta             |
| Postal Code | T9H1G9              |

### Amenities

|                |                                                                                      |
|----------------|--------------------------------------------------------------------------------------|
| Parking Spaces | 4                                                                                    |
| Parking        | Driveway, Off Street, Additional Parking, Asphalt, On Street, Single Garage Detached |
| # of Garages   | 1                                                                                    |

### Interior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Laminate Counters, Vinyl Windows                                     |
| Appliances        | Central Air Conditioner, Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer |
| Heating           | Central, Natural Gas                                                                 |
| Cooling           | Central Air                                                                          |
| Has Basement      | Yes                                                                                  |
| Basement          | Finished, Full                                                                       |

### Exterior

|                   |                                                                |
|-------------------|----------------------------------------------------------------|
| Exterior Features | Private Yard, Storage                                          |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Front Yard, Lawn, Few |

|              |                          |
|--------------|--------------------------|
|              | Trees                    |
| Roof         | Asphalt Shingle          |
| Construction | Vinyl Siding, Wood Frame |
| Foundation   | Poured Concrete          |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 8th, 2025 |
| Days on Market | 12               |
| Zoning         | R1               |

### **Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | COLDWELL BANKER UNITED |
|----------------|------------------------|

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