



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**23 Pond Crescent
Fort McMurray, Alberta**

MLS # A2230931



\$169,900

Division:	Downtown		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,196 sq.ft.	Age:	1967 (58 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Wood Frame	Zoning:	FRA1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: SOLD AS IS WHERE IS

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!