



**GRASSROOTS**  
REALTY GROUP

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**32 Moberly Crescent  
Fort McMurray, Alberta**

**MLS # A2247738**



**\$419,000**

<b>Division:</b>	Downtown		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,057 sq.ft.	<b>Age:</b>	1968 (57 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Additional Parking, Asphalt, Driveway, Off Street, On Street, Single Garage D		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Few Trees, Front Yard, Lawn		

<b>Heating:</b>	Central, Natural Gas
<b>Floors:</b>	Ceramic Tile, Hardwood, Laminate
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Finished, Full
<b>Exterior:</b>	Vinyl Siding, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Ceiling Fan(s), Laminate Counters, Vinyl Windows

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R1
<b>Utilities:</b>	-

**Inclusions:** Stove, Refrigerator, Microwave, Dishwasher, Washer, Dryer, Shed(s), Central A/C

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.