



GRASSROOTS
REALTY GROUP

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**32 Moberly Crescent
Fort McMurray, Alberta**

MLS # A2247738



\$419,000

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

Heating:	Central, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, Vinyl Windows		

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.