



**32 Moberly Crescent  
Fort McMurray, Alberta**

**MLS # A2289434**



**\$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 (58 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad, RV Access/Parking, Single Garage Detached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Yard, Greenbelt, Landscaped, No Neighbours Behind, See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, See Remarks, Separate Entrance		

**Inclusions:** NA

Welcome to 32 Moberly Crescent, a bungalow on one of the most sought-after streets in downtown Fort McMurray. Set on a large, fully landscaped lot with mature trees, this home offers space inside and out — perfect for a growing family or anyone looking to settle into an established neighbourhood. The main floor features a bright living room, dining room, and a modern kitchen with dark cabinetry, marble-look ceramic tile flooring, and stainless steel appliances. It’s a functional space with a great view of the backyard, making it easy to imagine family dinners, weekend baking, or entertaining friends. There are also three bedrooms and a full bathroom on this level. The basement has a separate entrance and adds even more potential. It includes two additional bedrooms, a full bathroom, a living room, laundry area, and utility room. There is also a brick corner already prepped for a wood stove, creating an opportunity to make the space warm and inviting — a perfect spot for movie nights or a cozy winter retreat. Outside, the large yard provides plenty of room for kids to play, summer BBQs, gardening, or simply enjoying the privacy of the mature trees. The 16’ x 24’ garage and fully paved four-car driveway offer excellent parking and storage. This home is ideally located close to Keyano College, the Syncrude Sport and Wellness Centre, Composite High School, shopping, and everyday amenities. It’s also just minutes from Heritage Park and the beautiful trail system — a great setting for an active lifestyle. With recent updates including shingles within the last five years, plus new basement flooring and a hot water tank in 2025, this home is ready for its next chapter. A wonderful opportunity to create something special in a fantastic downtown location.