

# \$259,900 - 1 Pond Crescent, Fort McMurray

MLS® #A2241191

## \$259,900

3 Bedroom, 2.00 Bathroom, 1,089 sqft  
Residential on 0.09 Acres

Downtown, Fort McMurray, Alberta

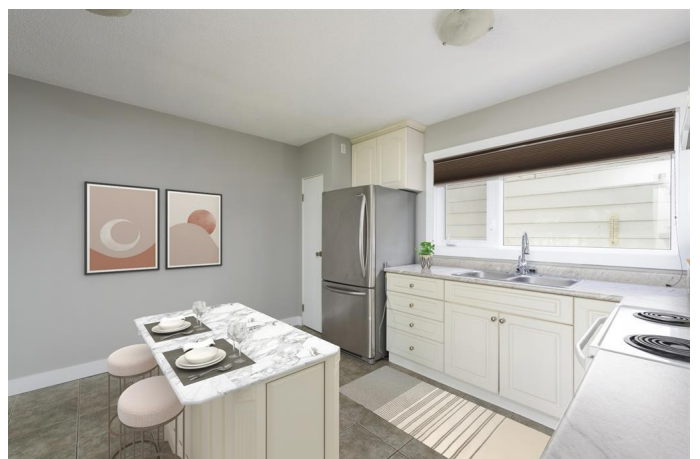
1 Pond Crescent | Move-In Ready, Fully  
Developed, and Right in the Heart of It All

If you've been looking for a home that checks the boxes without blowing the budget, 1 Pond Crescent might be the one. This fully developed, three-bedroom, two-bathroom home offers 1,089 sq ft above grade and is located downtown, close to everything from schools and shopping to parks, buses, and walking trails.

Step inside and you'll find a home that's been updated where it counts, starting with a bright, open-concept main floor. The eat-in kitchen flows into the living room, giving you a practical layout that works for everything from morning routines to casual hangouts.

Upstairs, all three bedrooms are located on the same level. The rooms are perfect and functional. The primary bedroom includes two closets to give you a bit of extra space. The full bathroom on this level has been renovated, so no projects needed.

Downstairs is a finished rec room with new vinyl plank flooring. It's a great spot for a play area, home gym, guest space, or movie nights. There's a second renovated full bathroom here as well, which is a bonus for busy mornings or having guests.



Outside, youâ€™ll appreciate the low-maintenance yard and the amount of parking available. Whether youâ€™ve got a couple of vehicles or need space for toys, trailers, or visitors, youâ€™re covered. Thereâ€™s no garage, but the space and flexibility in parking more than makes up for it.

The list of upgrades is solid: new roof, new furnace, hot water tank, and an updated electrical panel. You can move in knowing those major items are already taken care of. The home also features a mix of carpet, hardwood, tile, and vinyl plank flooring, giving each level a comfortable and functional feel.

Living here means walkability. Youâ€™re close to schools, parks, transit, restaurants, trails, the grocery store, and the hospital. Itâ€™s the kind of location that keeps your daily routine simple and well-connected.

Whether you're stepping into the market for the first time or looking for a well-kept home with smart upgrades, 1 Pond Crescent offers solid value in a location that makes everyday life easier. Inclusions: fridge, stove, microwave, washer, dryer, and window coverings.

Take a look at the video tour and 360 walkthrough to get an even better feel for the space.

Built in 1967

**Essential Information**

|            |           |
|------------|-----------|
| MLS® #     | A2241191  |
| Price      | \$259,900 |
| Bedrooms   | 3         |
| Bathrooms  | 2.00      |
| Full Baths | 1         |

|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 1,089                  |
| Acres          | 0.09                   |
| Year Built     | 1967                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 1 Pond Crescent |
| Subdivision | Downtown        |
| City        | Fort McMurray   |
| County      | Wood Buffalo    |
| Province    | Alberta         |
| Postal Code | T9H 1N7         |

### Amenities

|                |                                |
|----------------|--------------------------------|
| Parking Spaces | 4                              |
| Parking        | Parking Pad, RV Access/Parking |

### Interior

|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Interior Features | Open Floorplan                                                    |
| Appliances        | Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating           | Forced Air                                                        |
| Cooling           | None                                                              |
| Has Basement      | Yes                                                               |
| Basement          | Finished, Full                                                    |

### Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Private Yard             |
| Lot Description   | Back Yard, Front Yard    |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 18th, 2025 |
| Days on Market | 16              |

Zoning

FRA1

## **Listing Details**

Listing Office

RE/MAX Connect

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