

# \$169,900 - 23 Pond Crescent, Fort McMurray

MLS® #A2230931

**\$169,900**

3 Bedroom, 2.00 Bathroom, 1,196 sqft

Residential on 0.09 Acres

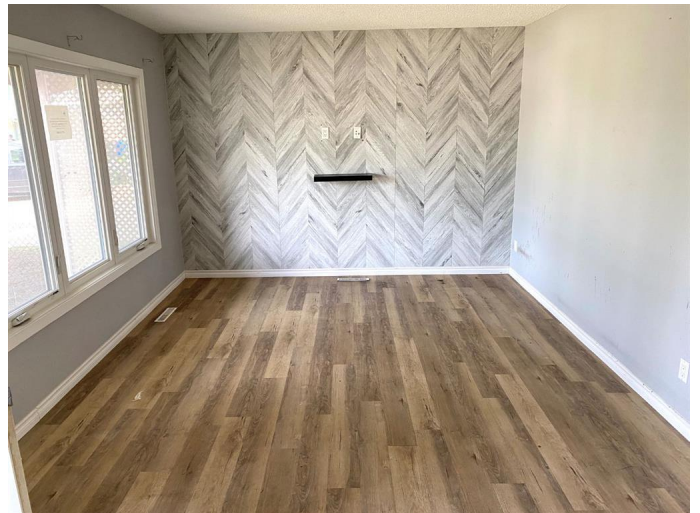
Downtown, Fort McMurray, Alberta

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, youâ€™™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!

Built in 1967

## Essential Information

MLS® #	A2230931
Price	\$169,900
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,196
Acres	0.09
Year Built	1967
Type	Residential
Sub-Type	Semi Detached



Style	2 Storey, Side by Side
Status	Active

## Community Information

Address	23 Pond Crescent
Subdivision	Downtown
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 1N7

## Amenities

Parking Spaces	2
Parking	Off Street, Parking Pad

## Interior

Interior Features	See Remarks
Appliances	See Remarks
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior Features	None
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 18th, 2025
Days on Market	2
Zoning	FRA1

## Listing Details

Listing Office	RE/MAX Connect
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