

**23 Pond Crescent  
Fort McMurray, Alberta**

**MLS # A2230931**



# \$169,900

<b>Division:</b>	Downtown		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,196 sq.ft.	<b>Age:</b>	1967 (58 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	FRA1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** SOLD AS IS WHERE IS

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, you'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!