

\$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

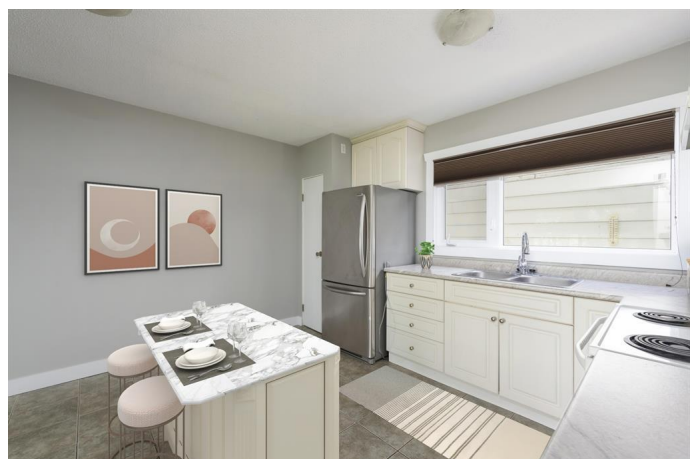
1 Pond Crescent | Move-In Ready, Fully
Developed, and Right in the Heart of It All

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	20

Zoning FRA1

Listing Details

Listing Office RE/MAX Connect

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.