

**23 Moberly Crescent
Fort McMurray, Alberta**

MLS # A2162588



\$409,900

Division:	Downtown		
Type:	Residential/House		
Style:	Bungalow		
Size:	992 sq.ft.	Age:	1967 (57 yrs old)
Beds:	4	Baths:	2
Garage:	Converted Garage, Double Garage Detached, Driveway, Heated Garage, Insulated		
Lot Size:	0.15 Acre		
Lot Feat:	Rectangular Lot, See Remarks		

Heating:	Central	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Mixed	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Crown Molding, See Remarks		

Inclusions: fridge, stove, microwave, dishwasher, washer, dryer

Welcome to this charming and meticulously renovated Downtown bungalow boasting 4 bedrooms, 2 full bathrooms, and ample storage space throughout. Step inside to discover a main floor adorned with cozy, welcoming hues, complemented by a sleek galley-style kitchen featuring stainless steel appliances and exquisite crown molding that graces every corner. A warm and inviting living room filled with tons of natural light is the perfect place to unwind after a long day. 2 generously sized bedrooms and a beautifully redone bathroom complete this floor. Heading down to the lower level you'll find a cleverly utilized space, featuring a central rec room, a convenient laundry/storage area, a full bathroom, and two generously sized bedrooms, each with its own cozy sitting area. Currently, these basement bedrooms are rented to students from Keyano College, which is with in walking distance. Outside, the updated exterior of the home presents a quaint front deck and a two-tiered rear deck, perfect for hosting barbecues and outdoor gatherings. The spacious, landscaped backyard offers space to play, to garden and room for storage The heated detached garage has been ingeniously transformed into a versatile workshop, complete with a separate man cave—a haven for hobbyists and entertainers alike. Don't let this opportunity slip away – seize the chance to make this exquisite bungalow your new sanctuary.