



GRASSROOTS
REALTY GROUP

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2 Moberly Crescent Fort McMurray, Alberta

MLS # A2327007



\$335,000

Division:	Downtown		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,070 sq.ft.	Age:	1967 (59 yrs old)
Beds:	4	Baths:	2
Garage:	Carport, Double Garage Detached, Off Street, Parking Pad		
Lot Size:	0.15 Acre		
Lot Feat:	Lawn		

Heating:	Forced Air	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: SOLD AS IS WHERE IS

Welcome to 2 Moberly Crescent! Conveniently downtown close to all amenities; including: shopping, bussing, schools and so much more. This 1070 sq ft bungalow sits on a 6479 sqft lot and offers loads of parking with the covered carport and a large 24' x 27' detached garage. Inside you will find hardwood floors leading to the large living room and dining area. The kitchen has been updated and features, lots of cupboard and counter space with granite countertops and patio doors that lead to an enclosed deck and the backyard. The main floor also has a 4 piece updated bathroom and 3 bedrooms including the large master bedroom. The basement also offers a large bedroom and 3 piece bath as well as an Office den area that can possibly be converted to a 5th bedroom. SOLD AS IS WHERE IS.