



GRASSROOTS
REALTY GROUP

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**50 Moberly Crescent
Fort McMurray, Alberta**

MLS # A2348526

\$399,900

Division:	Downtown		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,086 sq.ft.	Age:	1971 (55 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Parking Pad, RV Access/Parking, Triple Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, Lawn, Level, Rectar		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Jetted Tub, Kitchen Island, Laminate Counters, See Remarks		

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer

Welcome to 50 MOBERLY CRESCENT, a beautiful FOUR bedroom bungalow tucked away in a mature corner of the downtown neighborhood with quick access to Highway 63. Upon entering this home you are greeted by the OPEN LAYOUT; a spacious living area with dining space and a kitchen complete with island. The main level hosts three bedrooms, full bathroom with JETTED TUB and a half bathroom in the primary bedroom. Downstairs offers a unique layout; a family room with a gas fireplace, a generous bedroom with TWO walk-in closets & an oversized bathroom with its own jetted tub. The laundry is neatly tucked away in its own space under the stairway. Heading outside you will find a TRIPLE CAR GARAGE that is divided in two sections. The larger heated, double garage measures 23' x 25'6" and has a bonus rear access door & work bench.. The single garage measures 11'9" x 25'4", perfect to store all the tools and seasonal items. Park all of the toys here with the OVERSIZED DRIVEWAY & extended concrete pad at the rear of the home. The FULLY FENCED yard has a great lawn space with a firepit to enjoy. 50 Moberly Crescent offers a great opportunity to own a family home in a great neighbourhood with a great yard and oversized garage.