

\$419,000 - 32 Moberly Crescent, Fort McMurray

MLS® #A2247738

\$419,000

5 Bedroom, 2.00 Bathroom, 1,057 sqft

Residential on 0.15 Acres

Downtown, Fort McMurray, Alberta

Welcome to 32 Moberly Crescent, a beautiful bungalow on one of the most sought-after streets in downtown Fort McMurray. Situated on a fully landscaped lot, this home has been updated with new shingles within the last five years and new basement flooring in 2025. The updated kitchen features modern floor tiles and a picturesque view of the yard and surrounding trees, while the spacious living room offers hardwood floors, a large picture window, crown moldings, and warm neutral tones. The main floor also includes three bedrooms and a full bathroom. The lower level is designed for both comfort and entertainment, with a family room complete with a cozy brick corner ready for a wood stove, two additional large bedrooms, a second full bathroom, and a laundry room. Outside, there is ample space for parking and storage with a 15' x 23' garage and a fully paved four-car driveway. The backyard is private featuring a covered patio, a firepit area, mature trees, and two storage sheds ready for family BBQ's , yard games or a garden to grow your own veggies. With its prime location, curb appeal, and move-in-ready condition, this home is a must-see for buyers seeking a quiet and private home in downtown, Fort McMurray.

Built in 1968

Essential Information



MLS® #	A2247738
Price	\$419,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,057
Acres	0.15
Year Built	1968
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	32 Moberly Crescent
Subdivision	Downtown
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H1G9

Amenities

Parking Spaces	4
Parking	Additional Parking, Asphalt, Driveway, Off Street, On Street, Single Garage Detached
# of Garages	1

Interior

Interior Features	Ceiling Fan(s), Laminate Counters, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer
Heating	Central, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Yard, Backs on to Park/Green Space, Few Trees, Front Yard,

	Lawn
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 8th, 2025
Days on Market	100
Zoning	R1

Listing Details

Listing Office	COLDWELL BANKER UNITED
----------------	------------------------

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.