

# \$300,000 - 3, 136 Fontaine Crescent, Fort McMurray

MLS® #A2247003

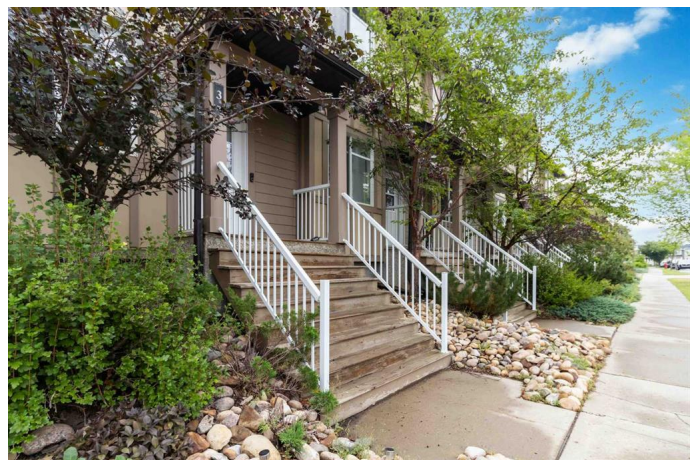
**\$300,000**

2 Bedroom, 3.00 Bathroom, 1,326 sqft

Residential on 0.00 Acres

Downtown, Fort McMurray, Alberta

FANTASTIC FONTAINE TOWNHOUSE THAT HAS BEEN FRESHLY PAINTED, NEW HOT WATER TANK IN 2025, TANDEM DOUBLE ATTACHED GARAGE ALL BACKING GREENBELT AND RIVER WALK. This turn-key home is ready for immediate occupancy and is tucked away in a beautiful, quiet, treelined neighbourhood that also offers access to the Clearwater River for river walks. The 2-storey townhome offers comfort and low-maintenance living with a spacious layout that features 9ft ceilings and luxury laminate floors throughout the main level. This main level features a bright open-concept living area with a front living room, a large kitchen with stainless appliances, including a new dishwasher(2024). In addition, you have a large dining room that overlooks the tree line and features garden doors leading to your private deck, which comes with a BBQ included. The upper level features 2 Primary bedrooms, both with full 4 pc ensuites. One bedroom features the Greenbelt views and a walk-in closet. Plus, you have the convenience of upper-level laundry room. The lower level of the home gives you direct access to your attached tandem double car garage that features a water connection and additional storage room. Additional features of this move-in-ready home are central a/c, new insulation in the attic, and redone shingles on a large portion of the unit. This fantastic opportunity to own and live in an area that the sellers said they absolutely loved. The low



condo fees include insurance, water, garage, common area maintenance and more. Call today for your personal tour.

Built in 2012

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2247003      |
| Price          | \$300,000     |
| Bedrooms       | 2             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,326         |
| Acres          | 0.00          |
| Year Built     | 2012          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 3, 136 Fontaine Crescent |
| Subdivision | Downtown                 |
| City        | Fort McMurray            |
| County      | Wood Buffalo             |
| Province    | Alberta                  |
| Postal Code | T9H 0C3                  |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Other                  |
| Parking Spaces | 1                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

### Interior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Features, Open Floorplan, Pantry, Storage, Walk-In Closet(s) |
| Appliances        | Central Air Conditioner, Dishwasher, Microwave, Refrigerator, Stove(s),              |

|          |                         |
|----------|-------------------------|
|          | Washer/Dryer            |
| Heating  | Forced Air, Natural Gas |
| Cooling  | Central Air             |
| Basement | None                    |

## Exterior

|                   |                      |
|-------------------|----------------------|
| Exterior Features | Balcony              |
| Lot Description   | No Neighbours Behind |
| Roof              | Asphalt Shingle      |
| Construction      | Vinyl Siding         |
| Foundation        | Poured Concrete      |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 9th, 2025 |
| Days on Market | 4                |
| Zoning         | R3               |

## Listing Details

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

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