

# \$299,900 - 5, 136 Fontaine Crescent, Fort McMurray

MLS® #A2252021

**\$299,900**

3 Bedroom, 3.00 Bathroom, 1,737 sqft

Residential on 0.00 Acres

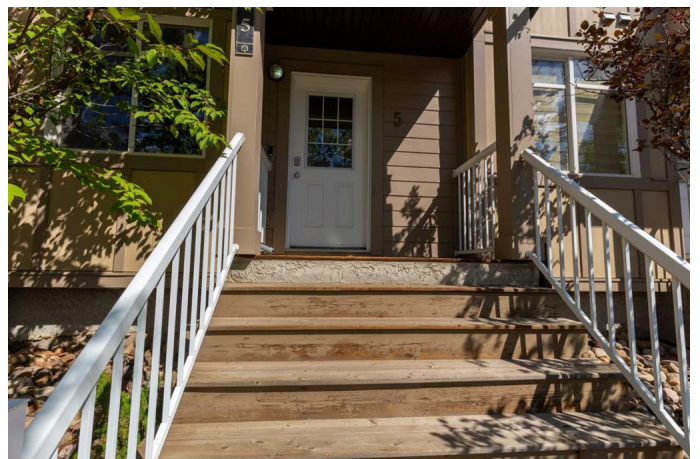
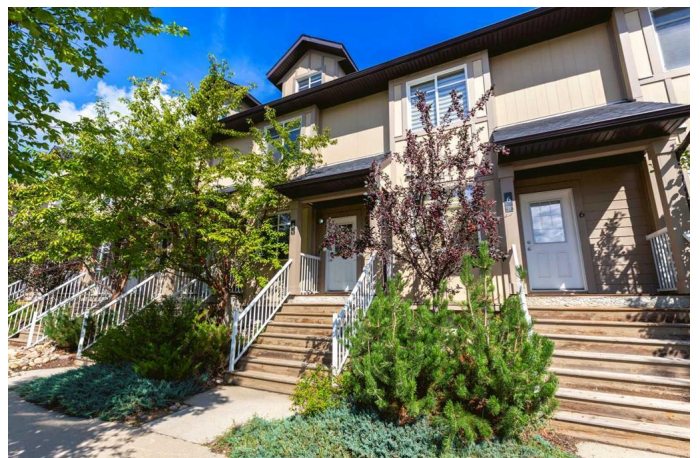
Downtown, Fort McMurray, Alberta

Welcome to this beautifully designed townhouse that combines style, functionality, and comfort. Featuring soaring ceilings and a bright, spacious layout, this home offers an inviting atmosphere from the moment you walk in. Throughout the home, oversized closets provide generous storage space, making organization a breeze. With three well-appointed bedrooms, including a private top-floor retreat complete with its own ensuite and breathtaking views, this property offers both privacy and luxury. A cozy reading nook or versatile den adds charm and flexibility to the floor plan. The main level features a well-equipped kitchen with a convenient pantry, a stylish powder room, and access to your private balcony—complete with a gas line for summer BBQs. For those who need extra space, the oversized single garage (14' x 40') offers plenty of room for parking and additional storage.

Built in 2012

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2252021  |
| Price          | \$299,900 |
| Bedrooms       | 3         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,737     |



|            |               |
|------------|---------------|
| Acres      | 0.00          |
| Year Built | 2012          |
| Type       | Residential   |
| Sub-Type   | Row/Townhouse |
| Style      | 3 Storey      |
| Status     | Active        |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 5, 136 Fontaine Crescent |
| Subdivision | Downtown                 |
| City        | Fort McMurray            |
| County      | Wood Buffalo             |
| Province    | Alberta                  |
| Postal Code | T9H2H5                   |

### Amenities

|                |                                                                     |
|----------------|---------------------------------------------------------------------|
| Amenities      | Other                                                               |
| Parking Spaces | 1                                                                   |
| Parking        | Garage Faces Rear, Heated Garage, Oversized, Single Garage Attached |
| # of Garages   | 1                                                                   |

### Interior

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Pantry                                                                 |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer |
| Heating           | Central, Forced Air                                                                   |
| Cooling           | Central Air                                                                           |
| Basement          | None                                                                                  |

### Exterior

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Exterior Features | Balcony, BBQ gas line                                         |
| Lot Description   | Back Lane, Backs on to Park/Green Space, No Neighbours Behind |
| Roof              | Asphalt Shingle                                               |
| Construction      | See Remarks                                                   |
| Foundation        | Poured Concrete                                               |

### Additional Information

|             |                   |
|-------------|-------------------|
| Date Listed | August 28th, 2025 |
|-------------|-------------------|

|                |     |
|----------------|-----|
| Days on Market | 70  |
| Zoning         | R3  |
| HOA Fees       | 638 |
| HOA Fees Freq. | MON |

### **Listing Details**

|                |                   |
|----------------|-------------------|
| Listing Office | People 1st Realty |
|----------------|-------------------|

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