

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

MLS® #A2247003

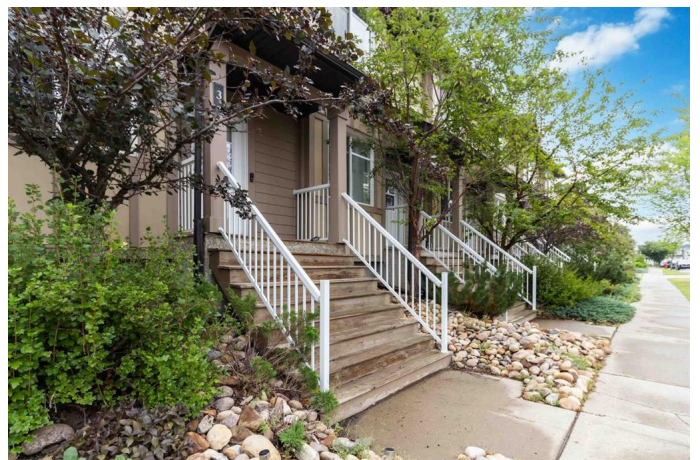
**\$300,000**

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	3
Zoning	R3

## Listing Details

Listing Office	COLDWELL BANKER UNITED
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