

\$319,900 - 16, 141 Fontaine Crescent, Fort McMurray

MLS® #A2261172

\$319,900

2 Bedroom, 3.00 Bathroom, 1,459 sqft

Residential on 0.00 Acres

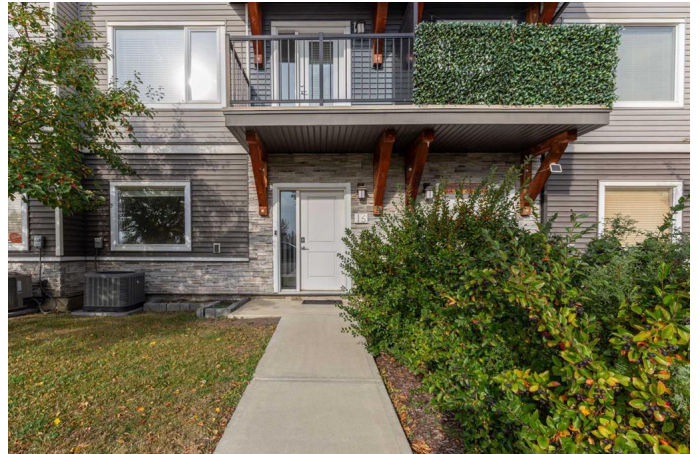
Downtown, Fort McMurray, Alberta

Welcome to this stunning executive townhome at 141 Fontaine Crescent, #16, a true one of a kind property in one of Fort McMurray's most beautiful locations. Just steps from the gorgeous Clearwater River and backing onto picturesque green space with endless trails, the views here are nothing short of breathtaking. Picture yourself on the balcony, tea in hand, soaking in scenery that looks straight out of a magazine.

Let's talk PARKING ... you'll love the double attached garage plus plenty of convenient on-street parking right out front. Inside, this home shines with modern finishes, fresh paint in a stylish palette, and pride of ownership in every detail.

The open-concept main floor features a gourmet kitchen with a large eat-up island, double sink, and extra cabinetry for storage. The bright living room flows seamlessly to the balcony where you can imagine sipping your morning coffee or evening glass of wine while looking out at scenery so breathtaking it feels like a page torn from a luxury magazine. It's not just a home, it's a lifestyle. While a half bath adds convenience. At the entry level, a den provides the perfect spot for an office or cozy reading nook.

Upstairs, you'll find two spacious bedrooms, each with its own ensuite, all bathrooms recently upgraded with QUARTZ



COUNTERTOPS, sinks, and faucets.
Oversized windows fill the home with natural light, creating an airy and inviting atmosphere.

This home is move-in ready, meticulously maintained, and offers the perfect blend of comfort, style, and location. Come see for yourself, this is one you donâ€™t want to miss!

Built in 2013

Essential Information

MLS® #	A2261172
Price	\$319,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,459
Acres	0.00
Year Built	2013
Type	Residential
Sub-Type	Row/Townhouse
Style	Townhouse
Status	Active

Community Information

Address	16, 141 Fontaine Crescent
Subdivision	Downtown
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 0C9

Amenities

Amenities	Park, Playground, Trash
Parking Spaces	2
Parking	Double Garage Attached

of Garages 2

Interior

Interior Features Bookcases, Closet Organizers, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows, Walk-In Closet(s)

Appliances Built-In Electric Range, Central Air Conditioner, Dishwasher, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer, Window Coverings

Heating Forced Air, Natural Gas

Cooling Central Air

Basement None

Exterior

Exterior Features Balcony, BBQ gas line, Lighting

Lot Description Back Lane, City Lot, Greenbelt, Landscaped, Street Lighting, Treed, Brush

Roof Asphalt Shingle

Construction Concrete, Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed September 30th, 2025

Days on Market 17

Zoning LBLR4

Listing Details

Listing Office People 1st Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.