



GRASSROOTS
REALTY GROUP

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26, 141 Fontaine Crescent
Fort McMurray, Alberta

MLS # A2223296



\$310,000

Division:	Downtown		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,521 sq.ft.	Age:	2013 (12 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front		
Lot Size:	0.02 Acre		
Lot Feat:	Few Trees, Views		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 325
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	LBLR4
Foundation:	Slab	Utilities:	-
Features:	Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Vinyl Windows		

Inclusions: GARAGE HEATER.

Open House: Saturday, September 6th 1:00pm - 3:00pm | MODERN AND FULLY FURNISHED W/ DOUBLE ATTACHED GARAGE | Welcome to 26-141 Fontaine Crescent: A luxurious end-unit townhouse that blends high-end living with the rugged beauty of nature. Tucked into a quiet, tree-lined enclave that feels like a mountain retreat, this stylish home stands out with its alpine-inspired exterior and peaceful surroundings. With upscale finishes, an attached double car garage, and two spacious primary bedrooms—each with its own ensuite—this property offers a perfect blend of comfort and low-maintenance convenience for professionals, couples, or those who love to travel without worry. As an exterior corner unit currently backing onto green space, the location offers privacy, serenity, and unbeatable access to nature. You’re just minutes from the highway, parks, walking trails, sports fields, and the boat launch—making this a rare mix of quiet living and everyday convenience. Step inside to a bright tiled entryway where you’ll find access to the garage and a versatile front den. Whether you need a home office, a cozy sitting area, a workout space, or a playroom for kids or pets, this flexible room meets your needs with ease. The open-concept main floor is warm and inviting, designed with both style and function in mind. The kitchen is the heart of the home, featuring sleek white cabinetry, quartz countertops, stainless steel appliances, and an oversized centre island perfect for entertaining or casual meals. To one side, the dining area offers ample space for hosting, while the living room on the other side is filled with natural light from large windows. Step outside onto the private balcony overlooking the walking path and take in the fresh air and tranquil views. Upstairs, the thoughtful layout continues with laundry conveniently located at the

top of the stairs. Each side of the hallway leads to a generous primary suite—one with a walk-in closet and a four-piece ensuite, the other with dual closets and its own matching bathroom. It's the ideal setup for shared living without compromise, giving each occupant their own private retreat. Offering both luxury and lifestyle, 26-141 Fontaine Crescent is a home where you can truly settle in—or lock up and go. Book your private showing today.