



GRASSROOTS
REALTY GROUP

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5, 136 Fontaine Crescent
Fort McMurray, Alberta

MLS # A2252021



\$279,900

Division:	Downtown		
Type:	Residential/Other		
Style:	3 (or more) Storey		
Size:	1,737 sq.ft.	Age:	2012 (14 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Garage Faces Rear, Heated Garage, Oversized, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Back Lane, Backs on to Park/Green Space, No Neighbours Behind		

Heating:	Central, Forced Air
Floors:	Carpet, Laminate
Roof:	Asphalt Shingle
Basement:	None
Exterior:	See Remarks
Foundation:	Poured Concrete
Features:	High Ceilings, Pantry

Water:	-
Sewer:	-
Condo Fee:	\$ 638
LLD:	-
Zoning:	R3
Utilities:	-

Inclusions: Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, Garage Door Opener

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' x 20') offers plenty of room for parking and additional storage.