



**GRASSROOTS**  
REALTY GROUP

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5, 136 Fontaine Crescent  
Fort McMurray, Alberta

MLS # A2252021



**\$299,900**

Division:	Downtown		
Type:	Residential/Other		
Style:	3 (or more) Storey		
Size:	1,737 sq.ft.	Age:	2012 (13 yrs old)
Beds:	3	Baths:	3
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 2') offers plenty of room for parking and additional storage.