



**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	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 638
Basement:	None	LLD:	-
Exterior:	See Remarks	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Pantry		

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