



GRASSROOTS
REALTY GROUP

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5, 105 Fontaine Crescent
Fort McMurray, Alberta

MLS # A2255143



\$279,900

Division:	Downtown		
Type:	Residential/Four Plex		
Style:	3 (or more) Storey		
Size:	1,590 sq.ft.	Age:	2007 (19 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	-		
Lot Feat:	Cul-De-Sac		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 686
Basement:	None	LLD:	-
Exterior:	Stucco	Zoning:	LBLR4
Foundation:	None	Utilities:	-
Features:	High Ceilings, Jetted Tub, Laminate Counters		

Inclusions: n/a

Furnished 3BDRM/2 BATH WALK UP TOWNHOME: spacious 1,543 sq ft unit has 3 large bedrooms & 2 full baths. The master boasts a large 6-pc ensuite & walk thru closet. This home boasts 9 ft ceilings, a kitchen w/maple shaker style cabinet doors w/contemporary hardware, a breakfast bar, 5 appliances, chrome faucets, ceramic flooring in entry, kitchen, bath & carpet in the living room & bedrooms. Living room has a corner gas fireplace & direct access to a huge deck w/gas BBQ connect. There is direct access to a large heated single attached garage. This unit would be the place for a new home buyer, downsizer or investor and immediate occupancy.