



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.