



GRASSROOTS
REALTY GROUP

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**101, 105 Fontaine Crescent SE
Fort McMurray, Alberta**

MLS # A2262036



\$234,000

Division:	Downtown		
Type:	Residential/Four Plex		
Style:	Bungalow		
Size:	1,305 sq.ft.	Age:	2007 (18 yrs old)
Beds:	2	Baths:	2
Garage:	Additional Parking, Garage Door Opener, Other, Single Garage Attached		
Lot Size:	-		
Lot Feat:	See Remarks		

Heating:	Hot Water	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 543
Basement:	None	LLD:	-
Exterior:	Other, Stone, Vinyl Siding, Wood Frame	Zoning:	LBLR4
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Jetted Tub, Open Floorplan, Soaking Tub, Walk-In Closet(s)		

Inclusions: N/A

What a great location for this picture, perfectly clean and tastefully decorated, 2 bedroom, 2-bathroom bungalow style condo, located at Longboat Landing. As you enter the subdivision you will notice all the trees and shrubs for shade and privacy. There are meandering walkways throughout the neighbourhood and maintained by 2020 Property Management. From the moment you enter the home you will notice the open concept floor plan, which is great for entertaining family and friends. The step saver kitchen has a large pantry, good appliance and a breakfast bar with seating for 2. Adjacent to the kitchen is the dinning room with plenty of room for seating for the whole family. The spacious living room has a cozy electric fireplace a great place to relax after a long day. With sliding glass doors off the living room, that lead to your very own Northeast facing covered patio. The privacy of the patio is gained by the shrubs, trees and greenery surrounding it, making it feel like its own little sanctuary, making it the perfect place to enjoy your morning coffee and listen to the birds or your evening glass of wine as you watch the daylight fade to night. There is no lack of storage. Parking is not a concern, as there is a long single attached garage and another parking space as well. You will surely love living this close to nature with all the trails, green space and the river close by. Just minutes from the downtown core and all its amenities. Call for your booking today!