



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

12, 136 Fontaine Crescent
Fort McMurray, Alberta

MLS # A2262079



\$324,900

Division:	Downtown		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,588 sq.ft.	Age:	2012 (13 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.00 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 638
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters		

Inclusions: N/A

Welcome to 136 Fontaine Crescent Unit 12 – a spacious 3-bedroom townhouse in an amazing downtown location with incredible views! This 3-level property offers plenty of living space, including a basement with an oversized garage (15' x nearly 40') – perfect for parking and storage. Inside, you'll love the stylish kitchen with granite countertops, newer appliances, and an open flow into the dining and living spaces. The main floor features beautiful hardwood flooring, while upstairs you'll find 3 oversized bedrooms, giving everyone in the family the room they deserve. Step outside to enjoy your private back deck – a great spot to relax or entertain. With its prime location, modern finishes, and rare garage size, this home is a must-see. Don't miss out!