



**GRASSROOTS**  
REALTY GROUP

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**13, 136 Fontaine Crescent  
Fort McMurray, Alberta**

**MLS # A2268527**



**\$209,900**

<b>Division:</b>	Downtown		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,384 sq.ft.	<b>Age:</b>	2012 (13 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Off Street		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Street Lighting		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Carpet, Laminate
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	None
<b>Exterior:</b>	Stucco
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	See Remarks

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	\$ 539
<b>LLD:</b>	-
<b>Zoning:</b>	R3
<b>Utilities:</b>	-

**Inclusions:** SOLD AS IS WHERE IS

Welcome to 13-136 Fontaine Crescent. This 2 storey townhome is tucked away in a quiet treelined neighbourhood next to Keyano College and the Clearwater River. The main floor offers an open concept living room that opens to the kitchen, powder room and dining nook. Just off the dining nook is your private balcony that overlooks the greenbelt. The upper level has laundry conveniently located between the bedrooms and 2 primary bedrooms each with their own 4 PC ensuite bathrooms. One bedroom features greenbelt views and double closets and the other has a walk in closet. The lower level gives you direct access to the huge attached tandem garage. Conveniently located in a walkable downtown location this is the perfect starter home. Condo fees are \$539.43/month. Sold as is where is.