



**44, 141 Fontaine Crescent
Fort McMurray, Alberta**

MLS # A2276722



\$299,000

Division:	Downtown		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,327 sq.ft.	Age:	2013 (13 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Other		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 325
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	LBLR4
Foundation:	Slab	Utilities:	-
Features:	High Ceilings, Kitchen Island, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		

Inclusions: n/a

Downtown living without compromise. This modern, turnkey 3 bedroom, 2.5 bathroom home offers the space and functionality of a house with the ease of low maintenance living in the heart of Fort McMurray. The open concept main floor is anchored by an oversized quartz island, sleek cabinetry, and durable vinyl plank flooring, creating a clean and contemporary space for both everyday living and entertaining. A dedicated main floor office or den adds flexibility for remote work or additional living space. Upstairs, the primary suite features a walk in closet and private 4 piece ensuite. Two additional bedrooms and a full bathroom complete the upper level. Additional highlights include central air conditioning, a heated double attached garage, and a private balcony. Condo fees of \$325 per month include common area maintenance, professional management, building insurance, reserve fund contributions, sewer, snow removal, and trash, offering predictable ownership costs with minimal exterior upkeep. Located just 1.4 km from Keyano College with quick access to Highway 63 and the Birchwood Trail system, you are within walking distance to restaurants, shopping, and downtown amenities while still enjoying access to nature nearby. Schedule your private showing today.