



GRASSROOTS
REALTY GROUP

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

**102, 109 Fontaine Crescent
Fort McMurray, Alberta**

MLS # A2276777



\$212,700

Division:	Downtown		
Type:	Residential/Other		
Style:	Bungalow		
Size:	1,235 sq.ft.	Age:	2011 (15 yrs old)
Beds:	2	Baths:	2
Garage:	Parking Pad, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Back Yard, Backs on to Park/Green Space, No Neighbours Behind		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 537
Basement:	Partial	LLD:	-
Exterior:	Vinyl Siding	Zoning:	LBRL4
Foundation:	Poured Concrete	Utilities:	-
Features:	Vinyl Windows		

Inclusions: N/A

Welcome to #102-109 Fontaine Crescent. This well maintained corner-unit townhouse backs onto green space and offers the rare combination of privacy, outdoor space, and central location. Featuring 2 bedrooms, 2 bathrooms, a fenced yard area, side balcony, and an attached single garage, this home is ideal for those who want low-maintenance living without sacrificing outdoor space. The corner-unit design provides extra light and added privacy, all just minutes from downtown amenities. Get in touch today for your private tour, you won't want to miss this one!