



**GRASSROOTS**  
REALTY GROUP

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

**MLS # A2278491**



**\$249,900**

<b>Division:</b>	Downtown		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,572 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached, Driveway, Garage Faces Rear, Heated Garage, Pa		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Low Maintenance Landscape		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 669
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	LBLR4
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Chandelier, Double Vanity, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub, Tankless Hot Water		
<b>Inclusions:</b>	Window coverings, Garage Door Opener		

Welcome to 105-101 Fontaine Crescent, located in the serene and well-maintained community of Longboat Landing. This top-floor, bungalow-style townhouse offers 3 bedrooms and 2 bathrooms, ideal for those seeking a quiet, low-maintenance lifestyle in a convenient location. The open and functional layout is enhanced by upgraded laminate flooring throughout the living room, dining area, and hallway. The living room is equipped with built-in theatre-style ceiling speakers, creating an inviting space for relaxing or entertaining. Recent upgrades include a washer and dryer (approximately 5 years old), a refrigerator (approximately 5 years old), and fresh paint completed in 2023, making this home truly move-in ready. The spacious primary bedroom features a 5-piece ensuite, offering comfort and privacy. Upon entry, the home welcomes you with an impressive foyer boasting soaring two-storey ceilings, adding a bright and open feel. Completing the package is a large tandem garage measuring 12' x 36', providing exceptional space for vehicles, storage, or recreational equipment. Ideally located within walking distance to Keyano College and Home Hardware, this home is also steps from the Waterways off-leash dog park and J. Howard Pew Memorial Family Park, featuring a water park and soccer fields. Enjoy close proximity to the Clearwater River boat launch, scenic biking and walking trails, and outdoor recreation, all while remaining close to everyday amenities. This property offers an excellent balance of comfort, convenience, and lifestyle.