



**21, 137 Fontaine Crescent
Fort McMurray, Alberta**

MLS # A2293158



\$279,900

Division:	Downtown		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,258 sq.ft.	Age:	2012 (14 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage		
Lot Size:	-		
Lot Feat:	Low Maintenance Landscape, Rectangular Lot, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, See Remarks	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 539
Basement:	None	LLD:	-
Exterior:	Mixed	Zoning:	LBLR4
Foundation:	Poured Concrete	Utilities:	-
Features:	Pantry, See Remarks, Walk-In Closet(s)		

Inclusions: N/A

Over 2,000 sq ft of living space, two primary bedrooms with private ensuites, and four total parking spaces make this townhouse a rare find in today's Fort McMurray market. Located close to parks, trails, restaurants, shopping, schools, and the Snye waterfront, this stylish home offers space, flexibility, and convenience in one beautifully designed package. Welcome to Unit 21 at 137 Fontaine Crescent, a beautifully styled boho chic farmhouse inspired townhouse offering over 2,000 sq ft of developed living space in one of Fort McMurray's most convenient locations. From the moment you step inside, you'll notice the warm modern farmhouse aesthetic highlighted by new laminate flooring, fresh paint throughout, and abundant natural light that fills the home. The open concept main floor blends comfort and functionality with a spacious living room featuring a cozy fireplace feature wall, a large dining area ideal for hosting family and friends, and a well appointed kitchen with rich cabinetry, stainless steel appliances, a breakfast bar, and generous counter space for cooking and gathering. Upstairs you'll find a rare dual primary bedroom layout with two oversized bedrooms, each featuring private four piece ensuite bathrooms. One primary bedroom includes a walk in closet, while the second primary suite offers the convenience of dual closets for additional storage and organization. Laundry is also conveniently located on the upper level, making everyday routines simple and efficient. The lower level provides additional living space with a fully finished rec room and access to the tandem heated garage. The garage comfortably accommodates two vehicles and has been upgraded with epoxy flooring, creating a clean and versatile space that is currently set up as a premium man cave. This flexible area can easily function as a workshop, hobby

space, hangout area, or additional storage while still allowing room for vehicles. The tandem layout also provides excellent space for storing recreational toys such as quads, side by sides, bikes, or seasonal gear, making it ideal for Fort McMurray's outdoor lifestyle. In addition to the garage parking, the driveway offers space for two additional vehicles, bringing the total to four parking spaces, which is rare for townhouse living. Outdoor living is just as impressive with a massive patio space perfect for summer barbecues, relaxing evenings, or enjoying Fort McMurray's long daylight hours. Additional highlights include air conditioning, stainless steel appliances, updated laminate flooring, fresh paint throughout, and both a main level front entry and lower garage level entry for added convenience. Whether you are a first time buyer, professional, investor, or someone looking for low maintenance living with generous space, this property offers a unique opportunity to enjoy modern comfort, flexible living areas, and rare parking capacity in one of Fort McMurray's most walkable locations.