



**16, 141 Fontaine Crescent
Fort McMurray, Alberta**

MLS # A2297697



\$314,900

Division:	Downtown		
Type:	Residential/Other		
Style:	Townhouse		
Size:	1,459 sq.ft.	Age:	2013 (13 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Back Lane, Brush, City Lot, Greenbelt, Landscaped, Street Lighting, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 325
Basement:	None	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	LBLR4
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Closet Organizers, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Fridge, stove, washer, dryer, microwave, window coverings, garage door opener, any furniture as required.

Welcome to this stunning executive townhome at 141 Fontaine Crescent, #16, a true one of a kind property in one of Fort McMurray's most beautiful locations. Just steps from the gorgeous Clearwater River and backing onto picturesque green space with endless trails, the views here are nothing short of breathtaking. Picture yourself on the balcony, tea in hand, soaking in scenery that looks straight out of a magazine. Let's talk PARKING ... you'll love the double attached garage plus plenty of convenient on-street parking right out front. Inside, this home shines with modern finishes, fresh paint in a stylish palette, and pride of ownership in every detail. The open-concept main floor features a gourmet kitchen with a large eat-up island, double sink, and extra cabinetry for storage. The bright living room flows seamlessly to the balcony where you can imagine sipping your morning coffee or evening glass of wine while looking out at scenery so breathtaking it feels like a page torn from a luxury magazine. It's not just a home, it's a lifestyle. while a half bath adds convenience. At the entry level, a den provides the perfect spot for an office or cozy reading nook. Upstairs, you'll find two spacious bedrooms, each with its own ensuite, all bathrooms recently upgraded with QUARTZ COUNTERTOPS, sinks, and faucets. Oversized windows fill the home with natural light, creating an airy and inviting atmosphere. This home is move-in ready, meticulously maintained, and offers the perfect blend of comfort, style, and location. Come see for yourself, this is one you don't want to miss!