

# \$319,888 - 18, 140 Fontaine Crescent, Fort McMurray

MLS® #A2200824

**\$319,888**

3 Bedroom, 3.00 Bathroom, 1,306 sqft

Residential on 0.00 Acres

Downtown, Fort McMurray, Alberta

A STEP ABOVE THE REST, END UNIT BACKING GREENBELT, OVERSIZED ATTACHED DOUBLE HEATED GARAGE, 3 BEDROOMS, 3 BATHROOMS, QUARTZ COUNTER TOPS, CENTRAL AIR CONDITIONING, AND MORE! This is an excellent opportunity to own in this quaint, quiet subdivision tucked away in the Downtown core backing Greenbelt and quick walk to the Clearwater River, Keyano College, shopping, and more. Inside this spacious townhome, you have just under 1500 sq ft of living space, including LUXURY LAMINATE FLOORS ON ALL LEVEL THROUGHOUT HOME. The main level has a large front living room surrounded by windows. The main level continues with a large kitchen featuring QUARTZ COUNTER TOPS, BUILT IN APPLIANCES, RANGE HOOD, EAT UP BREAKFAST BAR THAT CAN SEAT 4. The kitchen offers tons of cabinets and a coffee bar and upgraded light fixtures. The Kitchen overlooks a large dining room with built-in fireplace, and garden doors that lead to your large covered deck, which overlooks the GREENBELT and offers a gas BBQ hookup. The main level is complete with a 2 pc powder room. The upper level offers 3 excellent sized bedrooms and 2 full bathrooms. Primary bedroom features a walk-in closet and full ensuite complete with tiles floors and quartz countertops. In addition, you have UPPER-LEVEL LAUNDRY ROOM. The Lower level takes you to your MASSIVE HEATED



GARAGE. This END UNIT IS A MUST SEE TO APPRECIATE AND IS IN SUPERB CONDITION AND HAS A NEW 4000 BTU HIGH EFFICENCY FURNACE INSTALLED AND NEW CENTRAL A/C, NEW FRIDGE AND WASHER IN PAST TWO YEARS. Call today for your personal tour!

Built in 2014

### Essential Information

MLS® #	A2200824
Price	\$319,888
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,306
Acres	0.00
Year Built	2014
Type	Residential
Sub-Type	Row/Townhouse
Style	Townhouse
Status	Active

### Community Information

Address	18, 140 Fontaine Crescent
Subdivision	Downtown
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 0C9

### Amenities

Amenities	Parking, Trash, Other
Parking Spaces	2
Parking	Concrete Driveway, Double Garage Attached, Driveway, Heated Garage, Insulated, Additional Parking
# of Garages	1

Is Waterfront	Yes
Waterfront	Waterfront

## Interior

Interior Features	Breakfast Bar, Built-in Features, Granite Counters, Kitchen Island, Pantry, Separate Entrance, Sump Pump(s), Walk-In Closet(s), Crown Molding
Appliances	Central Air Conditioner, Dishwasher, Range Hood, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Great Room, Insert
Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	Private Yard
Lot Description	Lawn, No Neighbours Behind, Backs on to Park/Green Space, Creek/River/Stream/Pond
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	March 10th, 2025
Days on Market	50
Zoning	LBLR4

## Listing Details

Listing Office	COLDWELL BANKER UNITED
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