



GRASSROOTS
REALTY GROUP

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41, 141 Fontaine Crescent
Fort McMurray, Alberta

MLS # A2316582



\$304,500

Division:	Downtown		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	1,462 sq.ft.	Age:	2013 (13 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 325
Basement:	None	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	LBRL4
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, No Smoking Home, Quartz Counters, See Remarks		

Inclusions: N/A

Welcome to this beautiful townhouse offering the perfect combination of space, comfort and style. Featuring 2 spacious bedrooms, each with a full ensuite bathroom, this home is ideal for first time buyers, investors or those looking to downsize without compromising quality. The bright and modern interior showcases quartz countertops, new flooring (NO CARPET), freshly painted, large island, 2 piece guest bath on main floor and balcony with gas line for summer bbq. The open concept layout creates a warm and inviting atmosphere, perfect for everyday living and for entertaining. This move in ready home is completed with a double attached garage, central vac, central air, in-floor heating and is located in a prime area that is close to all amenities