



GRASSROOTS
REALTY GROUP

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7, 136 Fontaine Crescent
Fort McMurray, Alberta

MLS # A2318210



\$295,900

Division:	Downtown		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,371 sq.ft.	Age:	2012 (14 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Tandem		
Lot Size:	-		
Lot Feat:	Back Lane, Backs on to Park/Green Space, Greenbelt, Landscaped, Low Mai		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 539
Basement:	None	LLD:	-
Exterior:	Concrete, Mixed, Wood Frame	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry		

Inclusions: All furniture negotiable

Welcome to 7,136 Fontaine Crescent! This meticulously maintained townhouse, proudly owned by its original owner since development, offers the perfect blend of modern updates and an unbeatable downtown location. Tucked into a quiet area backing onto greenspace and surrounded by beautiful trails, you'll enjoy a peaceful lifestyle while staying close to Keyano College, schools, shopping, and all essential amenities. Inside, the thoughtful layout features an upgraded kitchen with granite countertops, glass tile backsplash, updated cabinetry, and with stainless-steel appliances to really tie in the space. Upstairs, you'll find two spacious bedrooms, each complete with its own private 4-piece ensuite. Both bathrooms have been upgraded with sleek glass shower doors, adding a touch of modern elegance. A powder bathroom on the main level ensures added convenience for guests. Durable vinyl plank flooring flows throughout the kitchen down to the tandem attached garage that is fully finished, complete with epoxy flooring and finished stairwell walls, making it ideal for storage, hobbies, or simply keeping vehicles protected year-round. With its meticulous care, original ownership, and prime downtown setting, this townhouse is a rare find. Perfect for first-time buyers, students, professionals, or investors seeking a low-maintenance lifestyle in the heart of Fort McMurray.