



GRASSROOTS
REALTY GROUP

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2, 140 Fontaine Crescent
Fort McMurray, Alberta

MLS # A2325196



\$319,000

Division:	Downtown		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,188 sq.ft.	Age:	2014 (12 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Boiler	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 584
Basement:	Partial	LLD:	-
Exterior:	Vinyl Siding	Zoning:	LBLR4
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, French Door, Open Floorplan, Recessed Lighting, Separate Entrance, Storage, Tankless Hot Water		
Inclusions:	N/A		

Meticulously maintained 2-bedroom condo in desirable Long Boat Landing, backing directly onto the greenbelt! This beautifully cared-for home features an open-concept main floor with a stylish kitchen showcasing modern cabinetry, upgraded appliances, and a thoughtfully designed coffee station that provides additional counter space and functionality. French doors open to a private balcony overlooking the tranquil greenbelt, creating the perfect setting to relax and unwind. Upstairs, you'll find two spacious bedrooms, each complete with its own private full ensuite—ideal for homeowners, guests, or roommates. The oversized heated attached garage offers direct access to the home, providing year-round comfort and convenience. Presented in exceptional condition, this move-in-ready property combines low-maintenance living with an active lifestyle, all in a sought-after location close to walking trails, parks, and amenities.