



GRASSROOTS
REALTY GROUP

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22, 137 Fontaine Crescent
Fort McMurray, Alberta

MLS # A2334230



\$284,900

Division:	Downtown		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	1,459 sq.ft.	Age:	2012 (14 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Additional Parking, Double Garage Attached, Driveway, Garage Door Opener		
Lot Size:	-		
Lot Feat:	Corner Lot, Creek/River/Stream/Pond, Few Trees, Greenbelt, Views		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 546
Basement:	None	LLD:	-
Exterior:	Mixed	Zoning:	LBLR4
Foundation:	Poured Concrete	Utilities:	-
Features:	Pantry, See Remarks, Walk-In Closet(s)		

Inclusions: Custom blinds and all window coverings, mail box keys, house keys.

Welcome to Unit 22 at 137 Fontaine Crescent, an end-unit townhome offering peaceful greenspace views, plenty of parking and a layout that works beautifully for roommates, couples, small families or anyone who appreciates having a little extra privacy. Built in 2012, this 1,459 sq. ft. home features two spacious primary bedrooms, each with its own private ensuite, plus a third bathroom for guests. Being an end unit brings a little something extra, including additional natural light, a more spacious feel and the added feature of a window in the stairwell. At the front of the home, the covered porch overlooks the greenspace, creating a quiet and welcoming place to sit and enjoy the surrounding greenery. The main living level is bright and comfortable, with greenspace views from the living room and updated laminate flooring completed in 2021. The kitchen features dark brown cabinetry, a tile backsplash, pantry and stainless steel appliances, including a new refrigerator in 2026 and an over-the-range microwave replaced in 2021. Just off the main level is a large covered patio/deck, giving you a sheltered outdoor space to relax, entertain or enjoy the fresh air in more than one season. Upstairs, both bedrooms offer the comfort and privacy of their own ensuites. One of the bedrooms also enjoys views of the greenspace. Convenient top-floor laundry means no carrying baskets between levels, and custom blinds are found throughout the home. Instead of a basement, the lower level provides a heated tandem garage with room for two vehicles, plus space for two more on the driveway. With parking for up to four vehicles, there is plenty of room for owners and guests alike. Central air conditioning, installed in 2014, keeps the home comfortable through the warmer months. Pets are permitted, and the condominium corporation carries flood insurance for these units. Located close to the Snye, trails

and nearby amenities, this home offers a quieter setting while keeping you connected to everything you need. If you have been looking for greenspace views, generous parking, two private bedroom suites and outdoor space you can actually enjoy, this end-unit townhome is ready to welcome you home.