

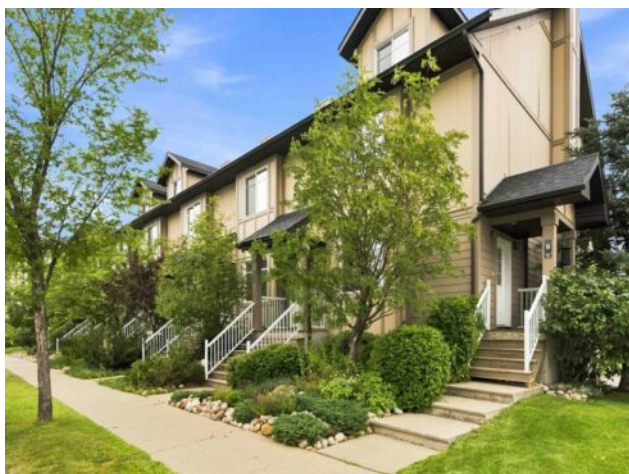


GRASSROOTS
REALTY GROUP

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8, 136 Fontaine Crescent
Fort McMurray, Alberta

MLS # A2335280



\$299,888

Division:	Downtown		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,748 sq.ft.	Age:	2012 (14 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Driveway, Single Garage Attached		
Lot Size:	-		
Lot Feat:	No Neighbours Behind		

Heating: Forced Air, Natural Gas

Floors: Carpet, Hardwood, Tile

Roof: Asphalt Shingle

Basement: Other

Exterior: Vinyl Siding

Foundation: Poured Concrete

Features: Breakfast Bar, Built-in Features, Open Floorplan, Pantry, Storage, Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: \$ 638

LLD: -

Zoning: R3

Utilities: -

Inclusions: Fridge, stove, dishwasher, microwave, washer, dryer, window blinds, curtains, garage remote, water softener, central a/c, garage heater, t.v's and mounts

IMMACULATE 3-STOREY END-UNIT TOWNHOME BACKING GREENBELT + TANDEM DOUBLE HEATED GARAGE! Welcome to The Docks in Long Boat Landing—an exceptional, well maintained home offering just under 1,800 sq ft of living space, 3 bedrooms, 3 bathrooms and an enviable greenbelt location. Recent updates include shingles, hot water tank (2023), central A/C and water softener. Step inside to a bright, open-concept main level featuring rich hardwood floors, 9' ceilings and an inviting layout designed for everyday living and entertaining. The spacious living room flows seamlessly into the well-appointed kitchen, complete with a wraparound island, eat-up breakfast bar, pantry and stainless-steel appliances. The dining area is surrounded by large windows overlooking the greenbelt and features garden doors leading to your private deck—perfect for morning coffee or relaxing while enjoying the peaceful, treed setting. A convenient 2-pc powder room completes this level. Upstairs, you'll find 2 generous bedrooms, including one with a walk-in closet, plus a 4-pc bathroom and convenient laundry room. The rare third level is dedicated to the spacious primary bedroom, offering a walk-in closet and private full ensuite. This versatile level could also serve as an upper bonus room, home gym, office or additional living space. The lower level provides access to the impressive attached, heated tandem garage measuring approximately 40' x 15', with excellent additional storage. No scraping snow off your vehicle in winter! Location is exceptional—tucked away in a quiet setting while still close to the downtown core, with direct access to trails and just minutes from Lions Park, Heritage Park, Pickle ball courts, dog parks, and River access with boat launches. The property has flood insurance coverage, and according to the RMWB website flood

mitigation measures are now 100% complete in Longboat landing giving a low flood risk designation. Condo fees include water, sewer, garage, insurance, landscaping and common-area maintenance, with professional management in place. This is a rare opportunity to own a beautifully maintained, move-in-ready townhome in a fantastic Fort McMurray location. Book your private tour today!