



GRASSROOTS
REALTY GROUP

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41, 141 Fontaine Crescent
Fort McMurray, Alberta

MLS # A2350235

\$303,500

Division:	Downtown		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,504 sq.ft.	Age:	2013 (13 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.02 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Shingle	Condo Fee:	\$ 325
Basement:	None	LLD:	-
Exterior:	Concrete	Zoning:	LBLR4
Foundation:	Slab	Utilities:	-

Features: Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, Central Air, Garage Door Opener

MOVE IN READY! Executive living with all the comforts only begins to describe your new home at 41-141 Fontaine Crescent. The DOUBLE HEATED GARAGE welcomes you home and leads to the main floor with large entry and bonus room, perfect for an office or your own personal library. Upstairs is the open concept living room and eat-in kitchen with TONS OF NATURAL LIGHT! This kitchen is truly a dream come true with modern touches including a HUGE ISLAND with Quartz countertops! Also located on this level is the 2 piece bathroom and a garden door to the BALCONY with GAS BBQ HOOK UP! The top level features TWO PRIMARY BEDROOMS, each with a 4 piece en-suite bathroom - one with a WALK-IN CLOSET and the other with TWO DOUBLE CLOSETS. As an added bonus, this level also contains the laundry room. With NEW FLOORING, FRESH PAINT and CENTRAL AIR for those hot Fort McMurray summers, this home has it all. Tucked away downtown, the location is amazing, close to all amenities and Keyano College, making this property perfect for your home or an investment.