

# \$319,888 - 18, 140 Fontaine Crescent, Fort McMurray

MLS® #A2200824

**\$319,888**

3 Bedroom, 3.00 Bathroom, 1,306 sqft

Residential on 0.00 Acres

Downtown, Fort McMurray, Alberta

A STEP ABOVE THE REST, END UNIT BACKING GREENBELT, OVERSIZED ATTACHED DOUBLE HEATED GARAGE, 3 BEDROOMS, 3 BATHROOMS, QUARTZ COUNTER TOPS, CENTRAL AIR CONDITIONING, AND MORE! This is an excellent opportunity to own in this quaint, quiet subdivision tucked away in the Downtown core backing Greenbelt and quick walk to the Clearwater River, Keyano College, shopping, and more. Inside this spacious townhome, you have just under 1500 sq ft of living space, including LUXURY LAMINATE FLOORS ON ALL LEVEL THROUGHOUT HOME. The main level has a large front living room surrounded by windows. The main level continues with a large kitchen featuring QUARTZ COUNTER TOPS, BUILT IN APPLIANCES, RANGE HOOD, EAT UP BREAKFAST BAR THAT CAN SEAT 4. The kitchen offers tons of cabinets and a coffee bar and upgraded light fixtures. The Kitchen overlooks a large dining room with built-in fireplace, and garden doors that lead to your large covered deck, which overlooks the GREENBELT and offers a gas BBQ hookup. The main level is complete with a 2 pc powder room. The upper level offers 3 excellent sized bedrooms and 2 full bathrooms. Primary bedroom features a walk-in closet and full ensuite complete with tiles floors and quartz countertops. In addition, you have UPPER-LEVEL LAUNDRY ROOM. The Lower level takes you to your MASSIVE HEATED



GARAGE. This END UNIT IS A MUST SEE TO APPRECIATE AND IS IN SUPERB CONDITION AND HAS A NEW 4000 BTU HIGH EFFICENCY FURNACE INSTALLED AND NEW CENTRAL A/C, NEW FRIDGE AND WASHER IN PAST TWO YEARS. Call today for your personal tour!

Built in 2014

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2200824      |
| Price          | \$319,888     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,306         |
| Acres          | 0.00          |
| Year Built     | 2014          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | Townhouse     |
| Status         | Active        |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 18, 140 Fontaine Crescent |
| Subdivision | Downtown                  |
| City        | Fort McMurray             |
| County      | Wood Buffalo              |
| Province    | Alberta                   |
| Postal Code | T9H 0C9                   |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Other, Parking, Trash   |
| Parking Spaces | 2   |
| Parking        | Additional Parking, Concrete Driveway, Double Garage Attached, Driveway, Heated Garage, Insulated |
| # of Garages   | 1   |

|               |            |
|---------------|------------|
| Is Waterfront | Yes        |
| Waterfront    | Waterfront |

## Interior

|                   |   |
|-------------------|---|
| Interior Features | Breakfast Bar, Built-in Features, Crown Molding, Granite Counters, Kitchen Island, Pantry, Separate Entrance, Sump Pump(s), Walk-In Closet(s) |
| Appliances        | Central Air Conditioner, Dishwasher, Range Hood, Refrigerator, Stove(s), Washer/Dryer   |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | Central Air   |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Electric, Great Room, Insert  |
| Has Basement      | Yes   |
| Basement          | Finished, Full, Walk-Out  |

## Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Private Yard  |
| Lot Description   | Backs on to Park/Green Space, Creek/River/Stream/Pond, Lawn, No Neighbours Behind |
| Roof              | Asphalt Shingle   |
| Construction      | Vinyl Siding  |
| Foundation        | Poured Concrete   |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 10th, 2025 |
| Days on Market | 98               |
| Zoning         | LBLR4            |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | COLDWELL BANKER UNITED |
|----------------|------------------------|

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