



THE
A-TEAM

**RE/MAX
FIRST**

140 FONTAINE Crescent #10, Fort McMurray T9H 0C9

MLS® #: **A2102825**

Area: **Downtown**

Listing Date: **01/20/24**

List Price: **\$269,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$5k, 03-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Fort McMurray**
Year Built: **2014**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **1,160**
Low Sqft:
Ttl Sqft: **1,160**

DOM

121

Layout

Beds: **2 (2)**
Baths: **2.0 (2 1)**
Style: **Townhouse**

Parking

Ttl Park: **2**
Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

**Back Yard,Backs on to Park/Green Space,Front Yard,Low Maintenance Landscape,Greenbelt
Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Fireplace(s),Forced Air,Natural Gas**
Sewer:
Ext Feat: **Awning(s),None**

Kitchen Appl: **Dishwasher,Electric Range,Refrigerator,Washer/Dryer Stacked**
Int Feat: **Kitchen Island,Tankless Hot Water**
Utilities:

Construction:
Concrete,Vinyl Siding,Wood Frame
Flooring:
Carpet,Ceramic Tile,Laminate
Water Source:
Fnd/Bsmt:
Poured Concrete

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Storage	Lower	18`8" x 11`4"	4pc Ensuite bath	Second	0`0" x 0`0"
4pc Ensuite bath	Second	0`0" x 0`0"	Living Room	Main	14`3" x 10`1"
Living/Dining Room Combination	Main	13`11" x 11`11"	Bedroom - Primary	Second	15`3" x 11`11"
Bedroom - Primary	Second	11`9" x 13`2"	2pc Bathroom	Main	0`0" x 0`0"
Kitchen	Main	15`1" x 9`11"			

Legal/Tax/Financial

Condo Fee:		Title:	Zoning:
\$575		Fee Simple	Residential
		Fee Freq:	
		Monthly	
Legal Desc:	1420065		

Remarks

Pub Rmks:	<p>Nestled in the heart of Longboat Landing at 10-140 Fontaine Crescent, this exceptional townhome presents an alluring blend of urban living and natural beauty. The well-maintained residence, boasting impeccable curb appeal, invites you into an open-concept living area on the main floor adorned with stainless steel appliances, an abundance of cabinets, and an inviting balcony offering panoramic views of the serene river and verdant greenbelt. Laminate flooring adds a contemporary touch to the bright interiors filled with natural light from large windows. The efficiency and comfort of the home are further enhanced by a brand-new hot water on-demand system. Upstairs, two bedrooms, each with its own ensuite, offer an ideal arrangement for roommates or guests, while the spacious primary bedroom provides generous closet space. Conveniently, the upstairs level houses a laundry area with a washer and dryer, ensuring practicality at every turn. The basement boasts a two-car heated garage with additional storage, combining security and functionality seamlessly. The condo fees for this remarkable property are reasonable, adding to its overall appeal. Strategically located in Longboat Landing, this townhome is a stone's throw away from all amenities, shopping districts, and a plethora of recreational activities. The welcoming community and proximity to parks and the scenic riverfront make this residence an oasis in the heart of downtown's south end. Additionally, the carpeted flooring throughout the upper level adds a touch of warmth and comfort to the living spaces. Immerse yourself in the convenience of urban living without sacrificing tranquility. Discover the perfect harmony of style, practicality, and location - schedule a private viewing today to experience the true essence of 10-140 Fontaine Crescent.</p>
Inclusions:	None
Property Listed By:	3% REALTY FORT MCMURRAY

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (780) 804-4800





