



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**129 FONTAINE Crescent #102, Fort McMurray T9H 0B1**

MLS® #: **A2158684**      Area: **Downtown**      Listing Date: **08/16/24**      List Price: **\$224,900**  
 Status: **Active**      County: **Wood Buffalo**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Fort McMurray**  
 Year Built: **2011**  
Lot Information  
 Lot Sz Ar:  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,248**  
 Low Sqft:  
 Ttl Sqft: **1,248**

DOM

**33**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **2 Storey**

Parking

Ttl Park: **2**  
 Garage Sz: **1**

Access:  
 Lot Feat: **Corner Lot,Private**  
 Park Feat: **Parking Pad,Single Garage Attached,Stall**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Concrete,Wood Frame**  
 Heating: **Fireplace(s),Forced Air**      Flooring: **Carpet,Linoleum,Tile**  
 Sewer:      Water Source:  
 Ext Feat: **Balcony,Lighting,Private Entrance**      Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Garage Control(s),Microwave,Range Hood,Refrigerator,Stove(s),Washer/Dryer Stacked,Window Coverings**  
 Int Feat: **Breakfast Bar,No Smoking Home,Open Floorplan,Recessed Lighting,Vinyl Windows,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>25`6" x 13`3"</b>	<b>Kitchen</b>	<b>Main</b>	<b>9`11" x 7`9"</b>
<b>Dining Room</b>	<b>Main</b>	<b>9`2" x 8`11"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>16`7" x 12`1"</b>
<b>Bedroom</b>	<b>Main</b>	<b>11`10" x 11`3"</b>	<b>4pc Ensuite bath</b>	<b>Main</b>	<b>5`6" x 8`1"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>5`2" x 8`0"</b>			

Legal/Tax/Financial

Condo Fee:      Title:      Zoning:

**\$534**

**Fee Simple**

**LBLR4**

Fee Freq:

**Monthly**

Legal Desc: **1125615/69**

Remarks

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Pub Rmks: **Privacy abounds in this 2 bedroom, 2 bathroom unit in Longboat Landing. From the moment you enter, the striking, textured feature wall catches your eye, leading you to the open floor plan featuring the living room, kitchen and dining room, which flows seamlessly into the other areas of the home. Stay cozy in the living room during the cold winter months by turning on your electric fireplace. In the summer, relax on your own private balcony, that current owners have adorned with a privacy curtain, privacy railing covers, and have also added lighting for ambiance. These value adding features will stay with the home! There is in-suite stackable laundry, and ample storage that includes closets, utility room, and a pantry in the kitchen. Downstairs is the extra long, heated single attached garage, and another parking pad also comes with this condo. There are several parks and walking trails in the area, and it's a nature lovers dream; all steps from downtown where every convenience you need can be found. Call your favourite realtor for a personal tour of this unit today!**

Inclusions: **N/A**  
Property Listed By: **PEOPLE 1st REALTY**

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