



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**136 FONTAINE Crescent #5, Fort McMurray T9H 2H5**

MLS®#: **A2159843**

Area: **Downtown**

Listing Date: **08/22/24**

List Price: **\$240,000**

Status: **Pending**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Row/Townhouse**  
City/Town: **Fort McMurray**  
Year Built: **2012**

Finished Floor Area  
Abv Sqft: **1,752**  
Low Sqft:  
Ttl Sqft: **1,752**

DOM

**27**  
Layout  
Beds: **3 (3 )**  
Baths: **2.5 (2 1)**  
Style: **3 Storey**

Lot Information

Lot Sz Ar:  
Lot Shape:

Parking

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

Access:

Lot Feat: **Backs on to Park/Green Space**  
Park Feat: **Double Garage Attached,Tandem**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Floor Furnace,Natural Gas**  
Sewer:  
Ext Feat: **Balcony**

Construction: **See Remarks**  
Flooring: **Carpet,Laminate**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **See Remarks**  
Int Feat: **Laminate Counters,Open Floorplan**  
Utilities:

Room Information

Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`0" x 5`0"</b>
<b>Kitchen</b>	<b>Main</b>	<b>11`4" x 16`8"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>0`0" x 0`0"</b>
<b>Bedroom</b>	<b>Second</b>	<b>13`0" x 13`6"</b>
<b>Living Room</b>	<b>Main</b>	<b>9`11" x 16`3"</b>

Room	Level	Dimensions
<b>Laundry</b>	<b>Second</b>	<b>0`0" x 0`0"</b>
<b>Dining Room</b>	<b>Main</b>	<b>15`3" x 8`9"</b>
<b>Bedroom</b>	<b>Second</b>	<b>11`3" x 12`7"</b>
<b>Bedroom - Primary</b>	<b>Third</b>	<b>11`5" x 23`2"</b>
<b>4pc Ensuite bath</b>	<b>Third</b>	<b>4`11" x 7`8"</b>

Legal/Tax/Financial

Condo Fee:  
**\$540**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**R3**

Legal Desc: **1920612**

Remarks

Pub Rmks: **LOOKING FOR AN INVESTMENT PROPERTY OR STARTER HOME? This beautiful 3 bedroom, 2.5 bath townhome/condo with underground attached 2 car TANDEM garage, is the PERFECT Place to call HOME! OPEN Main floor plan leads to patio doors to your balcony deck overlooking the greenspace / berm. This is a great property at a great price! CALL NOW to view! property is sold as is where is without any seller's warranties or representations. Start your search today with our 3D tour of this home.**

Inclusions: **N/A**  
Property Listed By: **RE/MAX FORT MCMURRAY**

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





