



THE
A-TEAM

**RE/MAX
FIRST**

141 FONTAINE Crescent #10, Fort McMurray T9H 0B3

MLS®#: **A2179707**

Area: **Downtown**

Listing Date: **11/17/24**

List Price: **\$244,900**

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: **2013**

Finished Floor Area
Abv Sqft: **1,467**
Low Sqft:
Ttl Sqft: **1,467**

DOM

3
Layout
Beds: **2 (2)**
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: **Interior Lot,Landscaped,Level,Street Lighting**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Balcony,Lighting**

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

Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Range Hood,Refrigerator,Washer/Dryer Stacked**
Int Feat: **Built-in Features,Closet Organizers,Granite Counters,Kitchen Island,Open Floorplan,Vinyl Windows,Walk-In Closet(s)**
Utilities:

Room Information

| Room | Level | Dimensions |
|----------------------|--------|---------------|
| Foyer | Main | 8`3" x 10`1" |
| 2pc Bathroom | Second | 6`2" x 4`10" |
| Kitchen | Second | 12`8" x 10`2" |
| Furnace/Utility Room | Second | 6`3" x 6`5" |
| 4pc Ensuite bath | Third | 8`5" x 8`5" |
| Bedroom - Primary | Third | 13`7" x 14`0" |

| Room | Level | Dimensions |
|--------------|--------|----------------|
| Office | Main | 8`4" x 6`4" |
| Dining Room | Second | 12`8" x 8`1" |
| Living Room | Second | 18`7" x 11`10" |
| 4pc Bathroom | Third | 9`2" x 5`0" |
| Bedroom | Third | 13`0" x 10`7" |

Legal/Tax/Financial

Condo Fee:
\$325

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
LBRL4

Legal Desc: **1322378**

Remarks

Pub Rmks: **Immaculately maintained and move-in-ready modern townhome that perfectly combines style, functionality, and convenience, at an affordable price! Featuring 3 bedrooms, 2.5 bathrooms and a double attached garage, this property with high end finishes is ideal for professionals or families looking for a low-maintenance lifestyle at an incredible price. Step inside to find a thoughtfully designed layout, starting with the main-floor office. This versatile space, complete with an oversized window and direct access to the garage through the foyer, is perfect for remote work or as a cozy den. Upstairs, the open-concept main living area is flooded with natural light from oversized vinyl windows, showcasing the beautifully finished kitchen with quartz countertops, a mosaic tile backsplash, a vented range hood, built-in microwave, and rich flat-panel cabinetry. The large island stretches the length of the kitchen, offering plenty of room for meal prep and entertaining. Adjacent to the kitchen is the dining area, while the spacious living room opens onto a deck. A 2-piece powder room and utility room with the furnace and hot water tank complete this level. The top floor features two generously sized bedrooms in a unique layout with two master bedrooms, both with a walk-in closet and a 4-piece ensuite. The bathrooms throughout the home are designed with upgraded finishes, including top-mounted sinks and modern fixtures. With no carpet and neutral paint tones throughout, this home is as stylish as it is easy to maintain and personalize. The heated double garage offers ample parking and storage, while low condo fees of \$325.00/month make this home an excellent choice for anyone seeking affordability without compromise. Call to book your viewing today!**

Inclusions: **Refrigerator, Stove, Hood Range, Dishwasher, Built In Microwave, Stacked Washer Dryer, A/C Unit, All Existing Window Coverings, Curtain Rods, TV Mounts, Garage Door Remote**

Property Listed By: **EXP REALTY**

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





