



THE
A-TEAM

**RE/MAX
FIRST**

140 FONTAINE Crescent #18, Fort McMurray T9H 0C9

MLS® #: **A2200824**

Area: **Downtown**

Listing Date: **03/10/25**

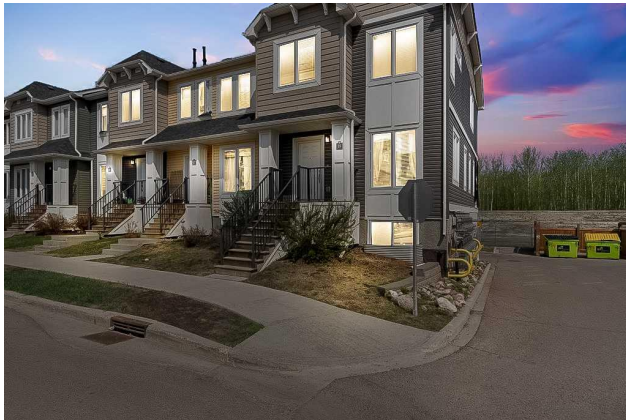
List Price: **\$319,888**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$10k, 28-Mar**

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: **1,306**
Low Sqft:
Ttl Sqft: **1,306**

DOM

60
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **Townhouse**

Parking

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

Access:

Lot Feat:

Park Feat:

**Backs on to Park/Green Space,Creek/River/Stream/Pond,Lawn,No Neighbours Behind
Additional Parking,Concrete Driveway,Double Garage Attached,Driveway,Heated Garage,Insulated**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Private Yard**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Range Hood,Refrigerator,Stove(s),Washer/Dryer**
Int Feat: **Breakfast Bar,Built-in Features,Crown Molding,Granite Counters,Kitchen Island,Pantry,Separate Entrance,Sump Pump(s),Walk-In Closet(s)**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			<u>Legal/Tax/Financial</u>		

Condo Fee:
\$613

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
LBLR4

Legal Desc: **1420065**

Remarks

Pub Rmks:

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 EFFICIENCY FURNACE INSTALLED AND NEW CENTRAL A/C, NEW FRIDGE AND WASHER IN PAST TWO YEARS. Call today for your personal tour!

Inclusions:

Property Listed By:

**Fridge, stove, dishwasher, range hood, washer, dryer, window blinds, garage heater, central a/c, built-in electric fireplace
COLDWELL BANKER UNITED**

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







