



THE
A-TEAM

**RE/MAX
FIRST**

129 FONTAINE Crescent #101, Fort McMurray T9H 0B1

MLS®#: **A2206447**

Area: **Downtown**

Listing Date: **03/27/25**

List Price: **\$239,900**

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: **2011**

Finished Floor Area
Abv Sqft: **1,230**
Low Sqft:
Ttl Sqft: **1,230**

DOM

6
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Bungalow**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

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

Access:

Lot Feat: **Low Maintenance Landscape**
Park Feat: **Single Garage Attached**

Utilities and Features

Roof: **Asphalt**
Heating: **Forced Air**
Sewer:
Ext Feat: **Other**

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

Kitchen Appl: **See Remarks**
Int Feat: **Breakfast Bar, Built-in Features, Open Floorplan, Pantry, Recessed Lighting, See Remarks**
Utilities:

Room Information

Room	Level	Dimensions	Room Legal/Tax/Financial	Level	Dimensions
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Condo Fee:
\$574

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

Zoning:
LBLR4

Legal Desc: **1125615**

Remarks

Pub Rmks: **ARE YOU TIRED OF RENTING AND LOOKING FOR THE PERFECT STARTER HOME ? This beautiful corner unit might be just the place for you. This meticulously maintained property comes with an open concept kitchen/dinning/living room area with gas fireplace, great for hosting your family & friends. Also on the main floor are 2 bedrooms, 2-4pc bathrooms, laundry and tonnes of natural lighting through every room. Has a single car garage, ideal for keeping your vehicle out of the weather or to use as a workshop/man-cave. This property comes with two decks that you can use to savour your morning coffee or BBQ that delicious dinner and enjoy a nice relaxing evening outdoors. Situated in a quiet downtown area near schools, parks, restaurants, shopping etc... A MUST SEE !!! CALL TODAY for your private showing!!**

Inclusions: **Fridge, Stove, OTR Microwave, Dishwasher, Washer, Dryer and Window coverings**

Property Listed By: **ROYAL LEPAGE BENCHMARK**

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





