



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**136 FONTAINE Crescent #4, Fort McMurray T9K 1K6**

MLS® #: **A2208636**

Area: **Downtown**

Listing Date: **04/07/25**

List Price: **\$259,900**

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: **2012**

Lot Information

Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,614**  
Low Sqft:  
Ttl Sqft: **1,614**

DOM

**12**  
Layout  
Beds: **3 (3 )**  
Baths: **2.5 (2 1)**  
Style: **3 (or more) Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Backs on to Park/Green Space,No Neighbours Behind**  
Park Feat: **Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Central**  
Sewer:  
Ext Feat: **Balcony,BBQ gas line**

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

Kitchen Appl: **Dishwasher,Dryer,Microwave,Refrigerator,Stove(s),Washer**  
Int Feat: **Breakfast Bar,No Animal Home,No Smoking Home,Open Floorplan,Pantry**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u> <u>Legal/Tax/Financial</u>	<u>Level</u>	<u>Dimensions</u>
Condo Fee: <b>\$638</b>		Title: <b>Fee Simple</b> Fee Freq: <b>Monthly</b>		Zoning: <b>R3</b>	
Legal Desc:	<b>1920612</b>				

Remarks

Pub Rmks:

**Welcome to #4, 136 Fontaine Crescent - a beautifully rebuilt and fully renovated 3-storey townhome that blends modern comfort with thoughtful design. From top to bottom, this home has been updated with brand-new flooring, carpet, paint, appliances, and fixtures, offering a truly move-in-ready experience. Featuring high ceilings, a spacious layout, and oversized closets throughout, the home includes three bedrooms—one privately tucked away on the top floor with its own ensuite and stunning views. A cozy reading nook or den adds character and versatility, while the main level boasts a stylish kitchen with pantry, a convenient powder room, and access to a private balcony with a gas line for your BBQ. The oversized single garage (14'5" x 40'2") provides ample room for parking and storage. This home is a must-see for anyone seeking a fresh, contemporary space in a great location.**

Inclusions:

**Fridge, Stove, Microwave, Dishwasher, Washer, Dryer**

Property Listed By:

**People 1st Realty**

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















