



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**141 FONTAINE Crescent #31, Fort McMurray T9H 0C9**

MLS® #: **A2210965**

Area: **Downtown**

Listing Date: **04/11/25**

List Price: **\$314,900**

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**

Lot Information

Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,507**  
Low Sqft:  
Ttl Sqft: **1,507**

DOM

**8**

Layout

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

Parking

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

Access:

Lot Feat: **Landscaped,Standard Shaped Lot**  
Park Feat: **Double Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Microwave,Range Hood,Refrigerator,Stove(s),Washer**  
Int Feat: **Central Vacuum,No Animal Home,Walk-In Closet(s)**  
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>\$325</b>		Title: <b>Fee Simple</b> Fee Freq: <b>Monthly</b>		Zoning: <b>LBLR4</b>	
Legal Desc:	<b>1322378</b>				

Remarks

Pub Rmks:	<b>Welcome to 31-141 Fontaine Crescent, a meticulously well maintained, open concept corner unit with impeccable views. Situated in the heart of downtown, close to school, parks, river, shopping, restaurants etc... Property has 3 nice size BEDROOMS , 2 1/2 BATH, DOUBLE HEATED GARAGE, modern KITCHEN with all stainless steel appliances. A MUST SEE. Call today for your private showing.</b>
Inclusions:	<b>Stainless Steel Fridge, stove, dishwasher, built in drawer style microwave, over the range custom fan, front loading washer and dryer, all blinds, central air, central vac, electric garage heater and garage door opener &amp; remote.</b>
Property Listed By:	<b>ROYAL LEPAGE BENCHMARK</b>

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









