



THE
A-TEAM

**RE/MAX
FIRST**

141 FONTAINE Crescent #26, Fort McMurray T9H 0C9

MLS® #: **A223296**

Area: **Downtown**

Listing Date: **05/23/25**

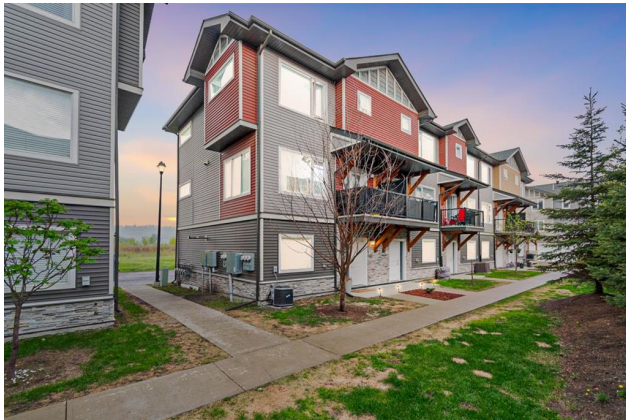
List Price: **\$315,000**

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: **956 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,520**
Low Sqft:
Ttl Sqft: **1,520**

DOM

6

Layout

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

Parking

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

Access:

Lot Feat:

Park Feat:

Few Trees,Views

Double Garage Attached,Driveway,Garage Door Opener,Garage Faces Front,Heated Garage

Utilities and Features

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

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Garage Control(s),Microwave,Refrigerator,Stove(s),Washer/Dryer,Window Coverings**
Int Feat: **Closet Organizers,Kitchen Island,No Smoking Home,Open Floorplan,Quartz Counters,Storage,Vinyl Windows**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			Legal/Tax/Financial		
Condo Fee:			Title:	Zoning:	
\$325			Fee Simple	LBLR4	
			Fee Freq:		
			Monthly		
Legal Desc:	1322378				

Remarks

Pub Rmks:

Welcome to 26-141 Fontaine Crescent: A luxurious end-unit townhouse that blends high-end living with the rugged beauty of nature. Tucked into a quiet, tree-lined enclave that feels like a mountain retreat, this stylish home stands out with its alpine-inspired exterior and peaceful surroundings. With upscale finishes, an attached double car garage, and two spacious primary bedrooms—each with its own ensuite—this property offers a perfect blend of comfort and low-maintenance convenience for professionals, couples, or those who love to travel without worry. As an exterior corner unit currently backing onto green space, the location offers privacy, serenity, and unbeatable access to nature. You're just minutes from the highway, parks, walking trails, sports fields, and the boat launch—making this a rare mix of quiet living and everyday convenience. Step inside to a bright tiled entryway where you'll find access to the garage and a versatile front den. Whether you need a home office, a cozy sitting area, a workout space, or a playroom for kids or pets, this flexible room meets your needs with ease. The open-concept main floor is warm and inviting, designed with both style and function in mind. The kitchen is the heart of the home, featuring sleek white cabinetry, quartz countertops, stainless steel appliances, and an oversized centre island perfect for entertaining or casual meals. To one side, the dining area offers ample space for hosting, while the living room on the other side is filled with natural light from large windows. Step outside onto the private balcony overlooking the walking path and take in the fresh air and tranquil views. Upstairs, the thoughtful layout continues with laundry conveniently located at the top of the stairs. Each side of the hallway leads to a generous primary suite—one with a walk-in closet and a four-piece ensuite, the other with dual closets and its own matching bathroom. It's the ideal setup for shared living without compromise, giving each occupant their own private retreat. Offering both luxury and lifestyle, 26-141 Fontaine Crescent is a home where you can truly settle in—or lock up and go. Book your private showing today.

Inclusions:

Property Listed By:

GARAGE HEATER.

The Agency North Central Alberta

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

