



THE
A-TEAM

**RE/MAX
FIRST**

105 FONTAINE Crescent #101, Fort McMurray T9H1B0

MLS® #: **A2231222**

Area: **Downtown**

Listing Date: **06/17/25**

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

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:

2007

Lot Information

Finished Floor Area

Abv Sqft:

1,305

Low Sqft:

Ttl Sqft:

1,305

Lot Sz Ar:

Lot Shape:

DOM

21

Layout

Beds:

2 (2)

Baths:

2.0 (2 0)

Style:

Bungalow

Parking

Ttl Park:

2

Garage Sz:

1

Access:

Lot Feat:

Park Feat:

See Remarks

Single Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Playground**

Construction:

Other,Vinyl Siding,Wood Frame

Flooring:

Carpet,Ceramic Tile,Hardwood

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer

Int Feat:

Breakfast Bar,High Ceilings,Jetted Tub,Open Floorplan,Soaking Tub,Walk-In Closet(s)

Utilities:

Room Information

Room

Level

Dimensions

Room

Legal/Tax/Financial

Level

Dimensions

Condo Fee:

\$543

Title:

Fee Simple

Fee Freq:

Zoning:

LBRL4

Legal Desc:	0740893	Monthly	Remarks
Pub Rmks:	Comfort, style and low maintenance living. This beautiful 2 bed, 2 bath home, boasts hardwood floors throughout the main living area . The open floor plan creates a seamless flow from your living room with gas fireplace, dining room and kitchen, making it the perfect space for entertaining friends and family. Through the patio doors, you will find the perfect spot for a private retreat surrounded by an abundance of greenery. The primary bedroom, comes complete with a walk through closet and 5 piece ensuite, with dual sinks and jetted tub. Completing the main living area of the home is a spare bedroom, main bath with soaker tub and laundry room with extra storage space. Downstairs, you will find extra storage space and the entry to the extra long, heated single attached garage. Also includes hot water on demand. Call your Real Estate Agent today to view this lovely home.		
Inclusions:	Fridge, stove, OTC microwave, washer, dryer, window coverings, garage door opener and remote.		
Property Listed By:	RE/MAX Connect		

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





