



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**140 FONTAINE Crescent #4, Fort McMurray T9H 0C9**

MLS® #: **A2233622**

Area: **Downtown**

Listing Date: **06/23/25**

List Price: **\$279,900**

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: **2014**

Lot Information

Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,154**  
Low Sqft:  
Ttl Sqft: **1,154**

DOM

**0**

Layout

Beds: **2 (2 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Greenbelt**  
Park Feat: **Double Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Central Air Conditioner, Dishwasher, Range Hood, Refrigerator, See Remarks, Stove(s), Washer/Dryer, Window Coverings**  
Int Feat: **Breakfast Bar, Open Floorplan, See Remarks, Walk-In Closet(s)**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			<u>Legal/Tax/Financial</u>		
Condo Fee:		Title:		Zoning:	
<b>\$580</b>		<b>Fee Simple</b>		<b>LBLR4</b>	
		Fee Freq:			
		<b>Monthly</b>			
Legal Desc:	<b>1420065</b>				

Remarks

Pub Rmks:

Welcome to 4-140 Fontaine Crescent, this beautifully appointed luxury townhouse nestled in a picturesque and peaceful neighborhood. Offering the perfect blend of upscale finishes and natural surroundings, this home backs onto the serene greenbelt, providing peace, privacy, and unbeatable views. Step inside to a bright and welcoming main level featuring a cozy front living room, a stylish 2-piece powder room, and a show-stopping kitchen complete with ample cupboard and counter space, stainless steel appliances, and a long peninsula with a breakfast bar—ideal for casual dining or entertaining. The spacious dining area is accented by a sleek built-in electric fireplace and patio doors leading to a large balcony—an entertainer's dream—equipped with a natural gas BBQ hookup and overlooking the tranquil greenspace. Upstairs, you'll find two generously sized bedrooms, each with its own private en-suite. The primary retreat also includes a spacious walk-in closet with built-in shelving for added convenience. The upper level is completed by the conveniently located laundry area. The lower level provides access to the impressive oversized 18x26 heated double attached garage, along with a versatile multipurpose room perfect for a home office, gym, or playroom. Additional features include central A/C to keep you comfortable during our hot summers, freshly painted throughout the entire home, and a brand-new hot water on demand system for added efficiency and peace of mind. This home checks all the boxes for luxury, comfort, and location—don't miss your chance to own a slice of paradise with greenbelt views! Schedule your personal viewing today!

Inclusions:

Property Listed By:

Fridge, Stove, Dishwasher, Microwave, Range Hood, Washer, Dryer, Built-In Electric Fireplace, Window Coverings  
**EXP REALTY**

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

















