

5, 136 Fontaine Crescent  
Fort McMurray, Alberta

MLS # A2252021



**\$279,900**

<b>Division:</b>	Downtown	
<b>Type:</b>	Residential/Other	
<b>Style:</b>	3 (or more) Storey	
<b>Size:</b>	1,737 sq.ft.	<b>Age:</b> 2012 (14 yrs old)
<b>Beds:</b>	3	<b>Baths:</b> 2 full / 1 half
<b>Garage:</b>	Garage Faces Rear, Heated Garage, Oversized, Single Garage Attached	
<b>Lot Size:</b>	-	
<b>Lot Feat:</b>	Back Lane, Backs on to Park/Green Space, No Neighbours Behind	

<b>Heating:</b>	Central, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 638
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	See Remarks	<b>Zoning:</b>	R3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Pantry		

**Inclusions:** Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, Garage Door Opener

Welcome to this beautifully designed townhouse that combines style, functionality, and comfort. Featuring soaring ceilings and a bright, spacious layout, this home offers an inviting atmosphere from the moment you walk in. Throughout the home, oversized closets provide generous storage space, making organization a breeze. With three well-appointed bedrooms, including a private top-floor retreat complete with its own ensuite and breathtaking views, this property offers both privacy and luxury. A cozy reading nook or versatile den adds charm and flexibility to the floor plan. The main level features a well-equipped kitchen with a convenient pantry, a stylish powder room, and access to your private balcony&mdash;complete with a gas line for summer BBQs. For those who need extra space, the oversized single garage (14' x 40') offers plenty of room for parking and additional storage.