

**105, 105 Fontaine Crescent  
Fort McMurray, Alberta**

**MLS # A2255143**

**\$279,900**



<b>Division:</b>	Downtown	
<b>Type:</b>	Residential/Four Plex	
<b>Style:</b>	3 (or more) Storey	
<b>Size:</b>	1,590 sq.ft.	<b>Age:</b> 2007 (19 yrs old)
<b>Beds:</b>	3	<b>Baths:</b> 2
<b>Garage:</b>	Single Garage Detached	
<b>Lot Size:</b>	-	
<b>Lot Feat:</b>	Cul-De-Sac	

**Heating:** Forced Air, Natural Gas

**Water:** -

**Floors:** Carpet, Ceramic Tile

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** \$ 686

**Basement:** None

**LLD:** -

**Exterior:** Stucco

**Zoning:** LBLR4

**Foundation:** None

**Utilities:** -

**Features:** High Ceilings, Jetted Tub, Laminate Counters

**Inclusions:** n/a

Furnished 3BDRM/2 BATH WALK UP TOWNHOME: spacious 1,543 sq ft unit has 3 large bedrooms & 2 full baths. The master boasts a large 6-pc ensuite & walk thru closet. This home boasts 9 ft ceilings, a kitchen w/maple shaker style cabinet doors w/contemporary hardware, a breakfast bar, 5 appliances, chrome faucets, ceramic flooring in entry, kitchen, bath & carpet in the living room & bedrooms. Living room has a corner gas fireplace & direct access to a huge deck w/gas BBQ connect. There is direct access to a large heated single attached garage. This unit would be the place for a new home buyer, downsizer or investor and immediate occupancy.