

# \$315,000 - 44, 141 Fontaine Crescent, Fort McMurray

MLS® #A2253261

## \$315,000

3 Bedroom, 3.00 Bathroom, 1,327 sqft

Residential on 0.00 Acres

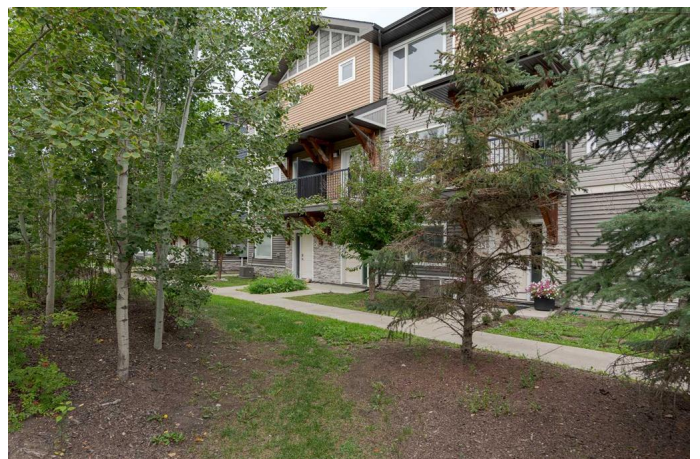
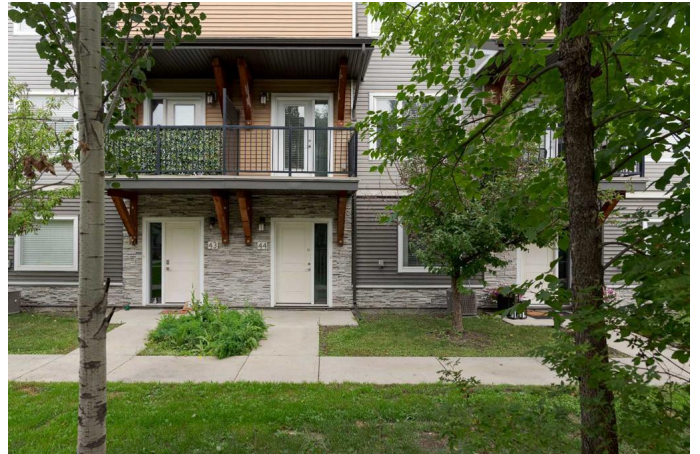
Downtown, Fort McMurray, Alberta

Modern, turnkey living located in Fort McMurray's beautiful downtown! Surrounded by all amenities and nature steps from your front door. This beautifully finished home offers 3 bedrooms, 2.5 bathrooms, and an open-concept layout designed for today's lifestyle. The oversized kitchen island, sleek quartz countertops, and modern finishings set the tone for both everyday living and entertaining. Enjoy the convenience of vinyl plank flooring, a main floor office/den, and a primary suite complete with a walk-in closet and 4-piece ensuite. Additional features include a heated double attached garage, central a/c, personal balcony, and some of the lowest condo fees in the area. With quick access to Highway 63, the trail system, and just 1.4 km to Keyano College, you'll be steps from shopping, restaurants, and all downtown amenities. Call today to book your private showing!

Built in 2013

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2253261  |
| Price          | \$315,000 |
| Bedrooms       | 3         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,327     |



|            |               |
|------------|---------------|
| Acres      | 0.00          |
| Year Built | 2013          |
| Type       | Residential   |
| Sub-Type   | Row/Townhouse |
| Style      | 2 Storey      |
| Status     | Active        |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 44, 141 Fontaine Crescent |
| Subdivision | Downtown                  |
| City        | Fort McMurray             |
| County      | Wood Buffalo              |
| Province    | Alberta                   |
| Postal Code | T9H 0C9                   |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Trash, Visitor Parking |
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Kitchen Island, Quartz Counters, Vinyl Windows, Walk-In Closet(s)                       |
| Appliances        | Central Air Conditioner, Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating           | Forced Air                                                                                             |
| Cooling           | Central Air                                                                                            |
| Basement          | None                                                                                                   |

### Exterior

|                   |                              |
|-------------------|------------------------------|
| Exterior Features | Balcony, Courtyard, Lighting |
| Lot Description   | Other                        |
| Roof              | Asphalt Shingle              |
| Construction      | Vinyl Siding, Wood Frame     |
| Foundation        | Slab                         |

### Additional Information

|             |                     |
|-------------|---------------------|
| Date Listed | September 3rd, 2025 |
|-------------|---------------------|

|                |       |
|----------------|-------|
| Days on Market | 17    |
| Zoning         | LBLR4 |

## **Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | COLDWELL BANKER UNITED |
|----------------|------------------------|

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