## \$279,900 - 4, 140 Fontaine Crescent, Fort McMurray

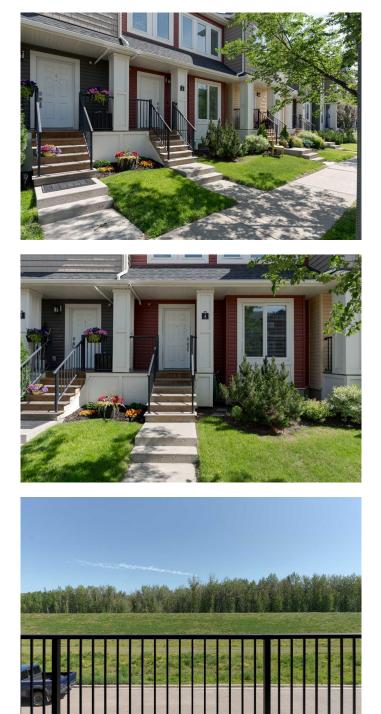
MLS® #A2233622

#### \$279,900

2 Bedroom, 3.00 Bathroom, 1,154 sqft Residential on 0.00 Acres

Downtown, Fort McMurray, Alberta

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 barâ€"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 balconyâ€"an entertainer's dreamâ€"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 locationâ€"don't miss your chance to own a slice of paradise with greenbelt views! Schedule your personal viewing today!

Built in 2014

#### **Essential Information**

MLS® #	A2233622
Price	\$279,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,154
Acres	0.00
Year Built	2014
Туре	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

#### **Community Information**

Address	4, 140 Fontaine Crescent
Subdivision	Downtown
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 0C9

### Amenities

Amenities	Trash
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Open Floorplan, See Remarks, Walk-In Closet(s)
Interior r outdroo	

Appliances	Central Air Conditioner, Dishwasher, Range Hood, Refrigerator, See Remarks, Stove(s), Washer/Dryer, Window Coverings	
Heating	Forced Air	
Cooling	Central Air	
Fireplace	Yes	
# of Fireplaces	1	
Fireplaces	Electric	
Has Basement	Yes	
Basement	Finished, Walk-Out, See Remarks	
Exterior		
Exterior Features	Balcony, BBQ gas line	
Lot Description	Greenbelt	
Roof	Asphalt Shingle	
Construction	Vinyl Siding	
Foundation	Poured Concrete	
Additional Information		

# Date ListedJune 23rd, 2025Days on Market1ZoningLBLR4

#### **Listing Details**

Listing Office EXP REALTY

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