

# \$295,000 - 7, 136 Fontaine Crescent, Fort McMurray

MLS® #A2254625

**\$295,000**

2 Bedroom, 3.00 Bathroom, 1,371 sqft

Residential on 0.00 Acres

Downtown, Fort McMurray, Alberta

Welcome to 7,136 Fontaine Crescent! This meticulously maintained townhouse, proudly owned by its original owner since development, offers the perfect blend of modern updates and an unbeatable downtown location. Tucked into a quiet area backing onto greenspace and surrounded by beautiful trails, youâ€™ll enjoy a peaceful lifestyle while staying close to Keyano College, schools, shopping, and all essential amenities. Inside, the thoughtful layout features an upgraded kitchen with granite countertops, glass tile backsplash, updated cabinetry, and with stainless-steel appliances to really tie in the space. Upstairs, youâ€™ll find two spacious bedrooms, each complete with its own private 4-piece ensuite. Both bathrooms have been upgraded with sleek glass shower doors, adding a touch of modern elegance. A powder bathroom on the main level ensures added convenience for guests. Durable vinyl plank flooring flows throughout the kitchen down to the tandem attached garage that is fully finished, complete with epoxy flooring and finished stairwell walls, making it ideal for storage, hobbies, or simply keeping vehicles protected year-round. With its meticulous care, original ownership, and prime downtown setting, this townhouse is a rare find. Perfect for first-time buyers, students, professionals, or investors seeking a low-maintenance lifestyle in the heart of Fort McMurray.

Built in 2012



## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2254625      |
| Price          | \$295,000     |
| Bedrooms       | 2             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,371         |
| Acres          | 0.00          |
| Year Built     | 2012          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | Townhouse     |
| Status         | Active        |

## Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 7, 136 Fontaine Crescent |
| Subdivision | Downtown                 |
| City        | Fort McMurray            |
| County      | Wood Buffalo             |
| Province    | Alberta                  |
| Postal Code | T9H0C3                   |

## Amenities

|                |                                |
|----------------|--------------------------------|
| Amenities      | None                           |
| Parking Spaces | 2                              |
| Parking        | Double Garage Attached, Tandem |
| # of Garages   | 2                              |

## Interior

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, No Animal Home, No Smoking Home, Pantry                              |
| Appliances        | Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                |
| Cooling           | Central Air                                                                            |
| Basement          | None                                                                                   |

## Exterior

|                   |         |
|-------------------|---------|
| Exterior Features | Balcony |
|-------------------|---------|

|                 |                                                                                                                                           |
|-----------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| Lot Description | Backs on to Park/Green Space, Garden, Landscaped, Low Maintenance Landscape, Street Lighting, Greenbelt, Many Trees, No Neighbours Behind |
| Roof            | Asphalt Shingle                                                                                                                           |
| Construction    | Concrete, Mixed, Wood Frame                                                                                                               |
| Foundation      | Poured Concrete                                                                                                                           |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 6th, 2025 |
| Days on Market | 46                  |
| Zoning         | R3                  |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | EXP REALTY |
|----------------|------------|

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