\$305,000 - 44, 141 Fontaine Crescent, Fort McMurray

MLS® #A2253261

\$305,000

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'II be steps from shopping, restaurants, and all downtown amenities. Call today to book your private showing!

Built in 2013

Essential Information

MLS® # A2253261 Price \$305,000

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 55

Zoning LBLR4

Listing Details

Listing Office COLDWELL BANKER UNITED

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