

# \$299,900 - 7, 136 Fontaine Crescent, Fort McMurray

MLS® #A2254625

**\$299,900**

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	\$299,900
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
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Lot Description	Backs on to Park/Green Space, Garden, Landscaped, Low Maintenance Landscape, Many Trees, No Neighbours Behind, Street Lighting, Greenbelt
Roof	Asphalt Shingle
Construction	Concrete, Mixed, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	September 6th, 2025
Days on Market	2
Zoning	R3

### **Listing Details**

Listing Office	EXP REALTY
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