

# \$324,900 - 12, 136 Fontaine Crescent, Fort McMurray

MLS® #A2262079

## \$324,900

3 Bedroom, 3.00 Bathroom, 1,588 sqft  
Residential on 0.00 Acres

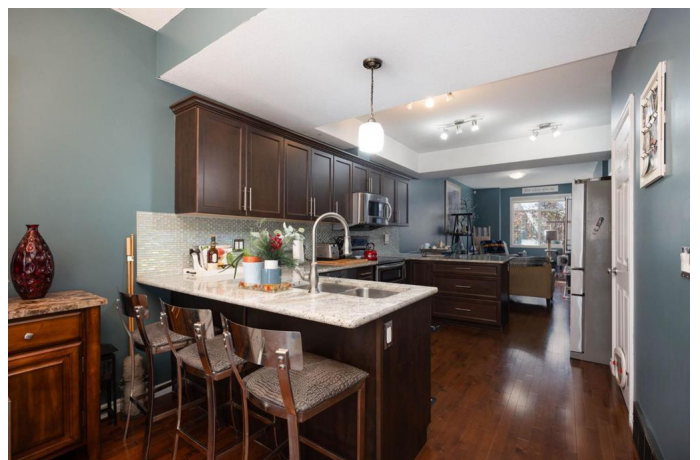
Downtown, Fort McMurray, Alberta

Welcome to 136 Fontaine Crescent Unit 12 – a spacious 3-bedroom townhouse in an amazing downtown location with incredible views! This 3-level property offers plenty of living space, including a basement with an oversized garage (15' x nearly 40') – perfect for parking and storage. Inside, you'll love the stylish kitchen with granite countertops, newer appliances, and an open flow into the dining and living spaces. The main floor features beautiful hardwood flooring, while upstairs you'll find 3 oversized bedrooms, giving everyone in the family the room they deserve. Step outside to enjoy your private back deck – a great spot to relax or entertain. With its prime location, modern finishes, and rare garage size, this home is a must-see. Don't miss out!

Built in 2012

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2262079  |
| Price          | \$324,900 |
| Bedrooms       | 3         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,588     |
| Acres          | 0.00      |



|            |               |
|------------|---------------|
| Year Built | 2012          |
| Type       | Residential   |
| Sub-Type   | Row/Townhouse |
| Style      | 3 Storey      |
| Status     | Active        |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 12, 136 Fontaine Crescent |
| Subdivision | Downtown                  |
| City        | Fort McMurray             |
| County      | Wood Buffalo              |
| Province    | Alberta                   |
| Postal Code | T9H0C3                    |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Other                  |
| Parking Spaces | 2                      |
| Parking        | Single Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------|
| Interior Features | Granite Counters                                                                           |
| Appliances        | Central Air Conditioner, Dishwasher, Microwave Hood Fan, Range, Refrigerator, Washer/Dryer |
| Heating           | Forced Air                                                                                 |
| Cooling           | Central Air                                                                                |
| Basement          | None                                                                                       |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Balcony         |
| Lot Description   | Back Lane       |
| Roof              | Asphalt Shingle |
| Construction      | Vinyl Siding    |
| Foundation        | Poured Concrete |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 3rd, 2025 |
| Days on Market | 9                 |
| Zoning         | R3                |

Listing Details

Listing Office            EXP REALTY

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.