

# \$314,900 - 31, 141 Fontaine Crescent, Fort McMurray

MLS® #A2210965

## \$314,900

3 Bedroom, 3.00 Bathroom, 1,508 sqft  
Residential on 0.00 Acres

Downtown, Fort McMurray, Alberta

Welcome to 31-141 Fontaine Crescent, a meticulously well maintained, open concept corner unit with impeccable views. Situated in the heart of downtown, close to school, parks, river, shopping, restaurants etc... Property has 3 nice size BEDROOMS , 2 1/2 BATH, DOUBLE HEATED GARAGE, modern KITCHEN with all stainless steel appliances. A MUST SEE. Call today for your private showing.

Built in 2013

## Essential Information

MLS® #	A2210965
Price	\$314,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,508
Acres	0.00
Year Built	2013
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

## Community Information

Address 31, 141 Fontaine Crescent



Subdivision	Downtown
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 0C9

### **Amenities**

Amenities	None
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Central Vacuum, No Animal Home, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	See Remarks

### **Exterior**

Exterior Features	Other
Lot Description	Landscaped, Standard Shaped Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete, Slab

### **Additional Information**

Date Listed	April 11th, 2025
Days on Market	8
Zoning	LBLR4

### **Listing Details**

Listing Office	ROYAL LEPAGE BENCHMARK
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