

**13, 136 Fontaine Crescent
Fort McMurray, Alberta**

MLS # A2268527



\$209,900

Division:	Downtown		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,384 sq.ft.	Age:	2012 (13 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Off Street		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 539
Basement:	None	LLD:	-
Exterior:	Stucco	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: SOLD AS IS WHERE IS

Welcome to 13-136 Fontaine Crescent. This 2 storey townhome is tucked away in a quiet treelined neighbourhood next to Keyano College and the Clearwater River. The main floor offers an open concept living room that opens to the kitchen, powder room and dining nook. Just off the dining nook is your private balcony that overlooks the greenbelt. The upper level has laundry conveniently located between the bedrooms and 2 primary bedrooms each with their own 4 PC ensuite bathrooms. One bedroom features greenbelt views and double closets and the other has a walk in closet. The lower level gives you direct access to the huge attached tandem garage. Conveniently located in a walkable downtown location this is the perfect starter home. Condo fees are \$539.43/month. Sold as is where is.