

# \$315,000 - 26, 141 Fontaine Crescent, Fort McMurray

MLS® #A2223296

**\$315,000**

2 Bedroom, 3.00 Bathroom, 1,521 sqft

Residential on 0.02 Acres

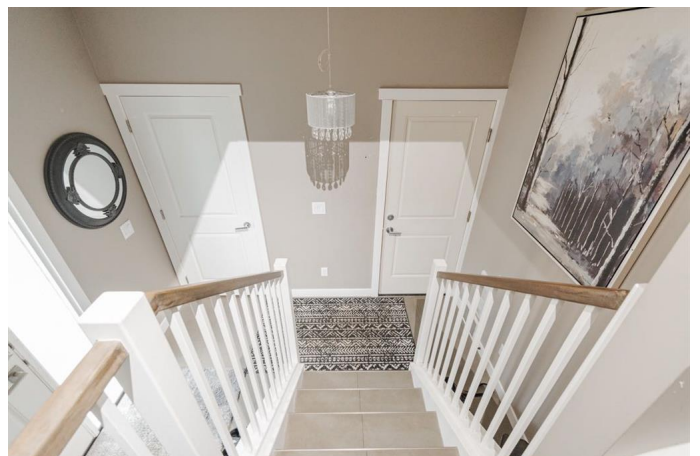
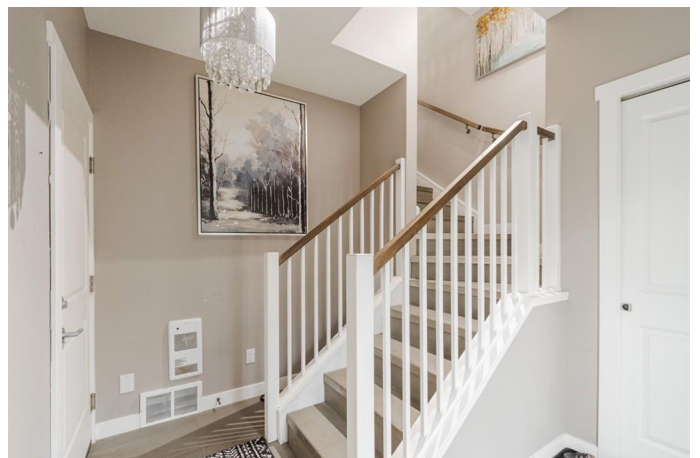
Downtown, Fort McMurray, Alberta

Vacant and ready for immediate possession! Welcome to 26-141 Fontaine Crescent: A luxurious end-unit townhouse that blends high-end living with the rugged beauty of nature. Tucked into a quiet, tree-lined enclave that feels like a mountain retreat, this stylish home stands out with its alpine-inspired exterior and peaceful surroundings. With upscale finishes, an attached double car garage, and two spacious primary bedrooms—each with its own ensuite—this property offers a perfect blend of comfort and low-maintenance convenience for professionals, couples, or those who love to travel without worry.

As an exterior corner unit currently backing onto green space, the location offers privacy, serenity, and unbeatable access to nature. You™re just minutes from the highway, parks, walking trails, sports fields, and the boat launch—making this a rare mix of quiet living and everyday convenience.

Step inside to a bright tiled entryway where you'll find access to the garage and a versatile front den. Whether you need a home office, a cozy sitting area, a workout space, or a playroom for kids or pets, this flexible room meets your needs with ease.

The open-concept main floor is warm and inviting, designed with both style and function in mind. The kitchen is the heart of the home, featuring sleek white cabinetry, quartz countertops, stainless steel appliances, and an oversized centre island perfect for entertaining



or casual meals. To one side, the dining area offers ample space for hosting, while the living room on the other side is filled with natural light from large windows. Step outside onto the private balcony overlooking the walking path and take in the fresh air and tranquil views. Upstairs, the thoughtful layout continues with laundry conveniently located at the top of the stairs. Each side of the hallway leads to a generous primary suite—one with a walk-in closet and a four-piece ensuite, the other with dual closets and its own matching bathroom. It's the ideal setup for shared living without compromise, giving each occupant their own private retreat.

Offering both luxury and lifestyle, 26-141 Fontaine Crescent is a home where you can truly settle in—or lock up and go. Book your private showing today.

Built in 2013

### Essential Information

MLS® #	A2223296
Price	\$315,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,521
Acres	0.02
Year Built	2013
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	26, 141 Fontaine Crescent
Subdivision	Downtown

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

### Amenities

Amenities	Trash
Parking Spaces	2
Parking	Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front, Heated Garage
# of Garages	2

### Interior

Interior Features	Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Basement	None

### Exterior

Exterior Features	Balcony, Gas Grill
Lot Description	Few Trees, Views
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Slab

### Additional Information

Date Listed	May 23rd, 2025
Days on Market	43
Zoning	LBLR4

### Listing Details

Listing Office	The Agency North Central Alberta
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