

\$279,900 - 4, 140 Fontaine Crescent, Fort McMurray

MLS® #A2233622

\$279,900

2 Bedroom, 3.00 Bathroom, 1,154 sqft

Residential on 0.00 Acres

Downtown, Fort McMurray, Alberta

Welcome to 4-140 Fontaine Crescent, this beautifully appointed luxury townhouse nestled in a picturesque and peaceful neighborhood. Offering the perfect blend of upscale finishes and natural surroundings, this home backs onto the serene greenbelt, providing peace, privacy, and unbeatable views. Step inside to a bright and welcoming main level featuring a cozy front living room, a stylish 2-piece powder room, and a show-stopping kitchen complete with ample cupboard and counter space, stainless steel appliances, and a long peninsula with a breakfast bar—ideal for casual dining or entertaining. The spacious dining area is accented by a sleek built-in electric fireplace and patio doors leading to a large balcony—an entertainer's dream—equipped with a natural gas BBQ hookup and overlooking the tranquil greenspace. Upstairs, you'll find two generously sized bedrooms, each with its own private en-suite. The primary retreat also includes a spacious walk-in closet with built-in shelving for added convenience. The upper level is completed by the conveniently located laundry area. The lower level provides access to the impressive oversized 18x26 heated double attached garage, along with a versatile multipurpose room perfect for a home office, gym, or playroom. Additional features include central A/C to keep you comfortable during our hot summers, freshly painted throughout the entire home, and a brand-new hot water on demand system for added efficiency and



peace of mind. This home checks all the boxes for luxury, comfort, and locationâ€”don't miss your chance to own a slice of paradise with greenbelt views! Schedule your personal viewing today!

Built in 2014

Essential Information

MLS® #	A2233622
Price	\$279,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,154
Acres	0.00
Year Built	2014
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	4, 140 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
# of Garages	2

Interior

Interior Features	Breakfast Bar, Open Floorplan, See Remarks, Walk-In Closet(s)
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Appliances	Central Air Conditioner, Dishwasher, Range Hood, Refrigerator, See Remarks, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Walk-Out, See Remarks

Exterior

Exterior Features	Balcony, BBQ gas line
Lot Description	Greenbelt
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	June 23rd, 2025
Days on Market	3
Zoning	LBLR4

Listing Details

Listing Office	EXP REALTY
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