

\$305,000 - 44, 141 Fontaine Crescent, Fort McMurray

MLS® #A2253261

\$305,000

3 Bedroom, 3.00 Bathroom, 1,327 sqft

Residential on 0.00 Acres

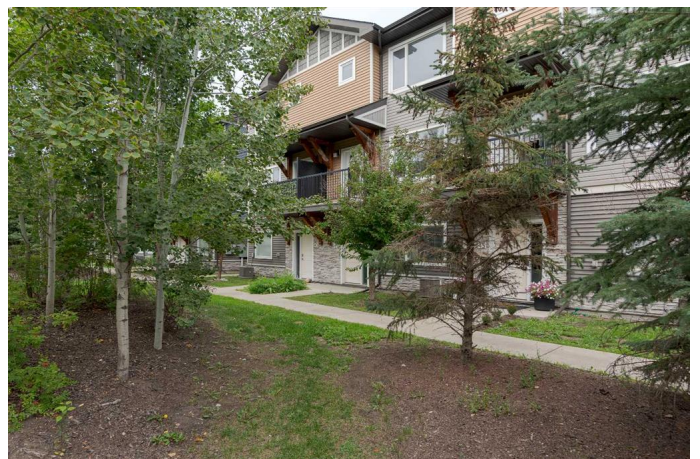
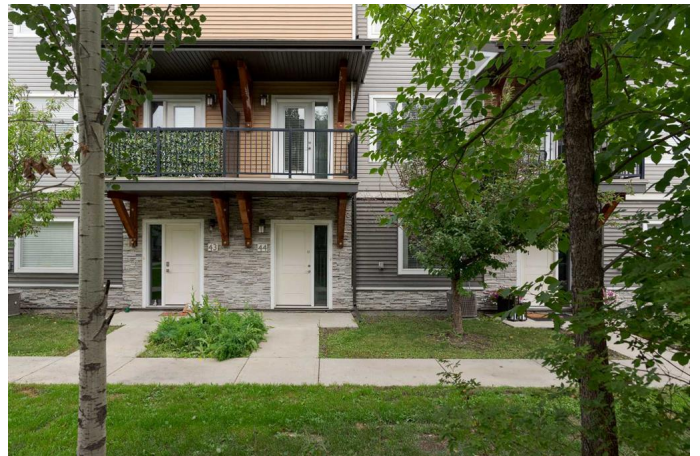
Downtown, Fort McMurray, Alberta

Modern, turnkey living located in Fort McMurray's beautiful downtown! Surrounded by all amenities and nature steps from your front door. This beautifully finished home offers 3 bedrooms, 2.5 bathrooms, and an open-concept layout designed for today's lifestyle. The oversized kitchen island, sleek quartz countertops, and modern finishings set the tone for both everyday living and entertaining. Enjoy the convenience of vinyl plank flooring, a main floor office/den, and a primary suite complete with a walk-in closet and 4-piece ensuite. Additional features include a heated double attached garage, central a/c, personal balcony, and some of the lowest condo fees in the area. With quick access to Highway 63, the trail system, and just 1.4 km to Keyano College, you'll be steps from shopping, restaurants, and all downtown amenities. Call today to book your private showing!

Built in 2013

Essential Information

MLS® #	A2253261
Price	\$305,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,327



Acres	0.00
Year Built	2013
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	44, 141 Fontaine Crescent
Subdivision	Downtown
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 0C9

Amenities

Amenities	Visitor Parking, Trash
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	High Ceilings, Kitchen Island, Quartz Counters, Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Basement	None

Exterior

Exterior Features	Balcony, Lighting, Courtyard
Lot Description	Other
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Slab

Additional Information

Date Listed	September 3rd, 2025
-------------	---------------------

Days on Market	21
Zoning	LBLR4

Listing Details

Listing Office	COLDWELL BANKER UNITED
----------------	------------------------

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.