

# \$319,900 - 16, 141 Fontaine Crescent, Fort McMurray

MLS® #A2261172

**\$319,900**

2 Bedroom, 3.00 Bathroom, 1,459 sqft

Residential on 0.00 Acres

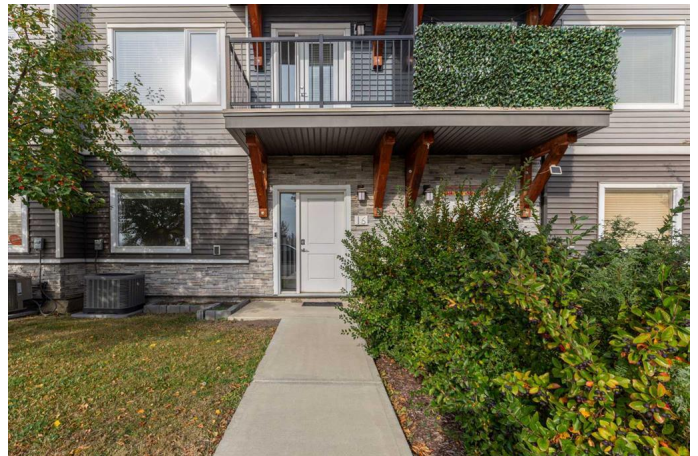
Downtown, Fort McMurray, Alberta

Welcome to this stunning executive townhome at 141 Fontaine Crescent, #16, a true one of a kind property in one of Fort McMurray's most beautiful locations. Just steps from the gorgeous Clearwater River and backing onto picturesque green space with endless trails, the views here are nothing short of breathtaking. Picture yourself on the balcony, tea in hand, soaking in scenery that looks straight out of a magazine.

Let's talk PARKING ... you'll love the double attached garage plus plenty of convenient on-street parking right out front. Inside, this home shines with modern finishes, fresh paint in a stylish palette, and pride of ownership in every detail.

The open-concept main floor features a gourmet kitchen with a large eat-up island, double sink, and extra cabinetry for storage. The bright living room flows seamlessly to the balcony where you can imagine sipping your morning coffee or evening glass of wine while looking out at scenery so breathtaking it feels like a page torn from a luxury magazine. It's not just a home, it's a lifestyle. While a half bath adds convenience. At the entry level, a den provides the perfect spot for an office or cozy reading nook.

Upstairs, you'll find two spacious bedrooms, each with its own ensuite, all bathrooms recently upgraded with QUARTZ



COUNTERTOPS, sinks, and faucets.  
Oversized windows fill the home with natural light, creating an airy and inviting atmosphere.

This home is move-in ready, meticulously maintained, and offers the perfect blend of comfort, style, and location. Come see for yourself, this is one you donâ€™t want to miss!

Built in 2013

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2261172      |
| Price          | \$319,900     |
| Bedrooms       | 2             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,459         |
| Acres          | 0.00          |
| Year Built     | 2013          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | Townhouse     |
| Status         | Active        |

**Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 16, 141 Fontaine Crescent |
| Subdivision | Downtown                  |
| City        | Fort McMurray             |
| County      | Wood Buffalo              |
| Province    | Alberta                   |
| Postal Code | T9H 0C9                   |

**Amenities**

|                |                         |
|----------------|-------------------------|
| Amenities      | Park, Playground, Trash |
| Parking Spaces | 2                       |
| Parking        | Double Garage Attached  |

# of Garages 2

### Interior

Interior Features Bookcases, Closet Organizers, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows, Walk-In Closet(s)

Appliances Built-In Electric Range, Central Air Conditioner, Dishwasher, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer, Window Coverings

Heating Forced Air, Natural Gas

Cooling Central Air

Basement None

### Exterior

Exterior Features Balcony, BBQ gas line, Lighting

Lot Description Back Lane, City Lot, Greenbelt, Landscaped, Street Lighting, Treed, Brush

Roof Asphalt Shingle

Construction Concrete, Vinyl Siding, Wood Frame

Foundation Poured Concrete

### Additional Information

Date Listed September 30th, 2025

Days on Market 32

Zoning LBLR4

### Listing Details

Listing Office People 1st Realty

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