

**102, 109 Fontaine Crescent**  
**Fort McMurray, Alberta**

**MLS # A2276777**



**\$225,000**

<b>Division:</b>	Downtown		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,235 sq.ft.	<b>Age:</b>	2011 (15 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad, Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, No Neighbours Behind		

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 537
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	LBRL4
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Vinyl Windows		

**Inclusions:** N/A

Welcome to #102-109 Fontaine Crescent. This well maintained corner-unit townhouse backs onto green space and offers the rare combination of privacy, outdoor space, and central location. Featuring 2 bedrooms, 2 bathrooms, a fenced yard area, side balcony, and an attached single garage, this home is ideal for those who want low-maintenance living without sacrificing outdoor space. The corner-unit design provides extra light and added privacy, all just minutes from downtown amenities. Get in touch today for your private tour, you won't want to miss this one!