

**102, 109 Fontaine Crescent
Fort McMurray, Alberta****MLS # A2276777****\$225,000**

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

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 537
Basement:	Partial	LLD:	-
Exterior:	Vinyl Siding	Zoning:	LBLR4
Foundation:	Poured Concrete	Utilities:	-
Features:	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!