\$295,000 - 7, 136 Fontaine Crescent, Fort McMurray

MLS® #A2254625

\$295,000

2 Bedroom, 3.00 Bathroom, 1,371 sqft Residential on 0.00 Acres

Downtown, Fort McMurray, Alberta

Welcome to 7,136 Fontaine Crescent! This meticulously maintained townhouse, proudly owned by its original owner since development, offers the perfect blend of modern updates and an unbeatable downtown location. Tucked into a guiet area backing onto greenspace and surrounded by beautiful trails, you'II enjoy a peaceful lifestyle while staying close to Keyano College, schools, shopping, and all essential amenities. Inside, the thoughtful layout features an upgraded kitchen with granite countertops, glass tile backsplash, updated cabinetry, and with stainless-steel appliances to really tie in the space. Upstairs, you'II find two spacious bedrooms, each complete with its own private 4-piece ensuite. Both bathrooms have been upgraded with sleek glass shower doors, adding a touch of modern elegance. A powder bathroom on the main level ensures added convenience for guests. Durable vinyl plank flooring flows throughout the kitchen down to the tandem attached garage that is fully finished, complete with epoxy flooring and finished stairwell walls, making it ideal for storage, hobbies, or simply keeping vehicles protected year-round. With its meticulous care, original ownership, and prime downtown setting, this townhouse is a rare find. Perfect for first-time buyers, students, professionals, or investors seeking a low-maintenance lifestyle in the heart of Fort McMurray.







Essential Information

MLS® # A2254625 Price \$295,000

Bedrooms 2
Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 1,371 Acres 0.00 Year Built 2012

Type Residential

Sub-Type Row/Townhouse

Style Townhouse

Status Active

Community Information

Address 7, 136 Fontaine Crescent

Subdivision Downtown

City Fort McMurray
County Wood Buffalo

Province Alberta
Postal Code T9H0C3

Amenities

Amenities None

Parking Spaces 2

Parking Double Garage Attached, Tandem

of Garages 2

Interior

Interior Features Granite Counters, No Animal Home, No Smoking Home, Pantry

Appliances Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s),

Washer/Dryer, Window Coverings

Heating Forced Air, Natural Gas

Cooling Central Air

Basement None

Exterior

Exterior Features Balcony

Lot Description Backs on to Park/Green Space, Garden, Landscaped, Low Maintenance

Landscape, Many Trees, No Neighbours Behind, Street Lighting,

Greenbelt

Roof Asphalt Shingle

Construction Concrete, Wood Frame, Mixed

Foundation Poured Concrete

Additional Information

Date Listed September 6th, 2025

Days on Market 60

Zoning R3

Listing Details

Listing Office EXP REALTY

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