

# \$299,900 - 105, 105 Fontaine Crescent, Fort McMurray

MLS® #A2255143

**\$299,900**

3 Bedroom, 2.00 Bathroom, 1,590 sqft

Residential on 0.00 Acres

Downtown, Fort McMurray, Alberta

SPACIOUS 3 BDRM/ 2 BATH WALK UP TOWNHOME: Located in Longboat Landing in one of downtown developments, The Currents have been a great addition to Fort McMurray & condo living! As part of a Master Plan, Longboat Landing has raised the bar for construction. This spacious 1,590 sq ft unit has 3 large bdrms & 2 full baths. The master boasts a large 5-pc ensuite & walk thru closet. This home boasts 9 ft ceilings, a kitchen w/ solid wood cabinet doors w/ contemporary hardware, a breakfast bar, 5 appliances, chrome faucets, ceramic flooring in entry, kitchen, bath & berber carpet in the living rm & bdrms. Living rm has a corner gas fireplace & direct access to a huge deck w/ gas BBQ connect. This unit is wired for high speed internet access. There is direct access to a large single attached garage. In addition this home is close to all downtown amenities. Call today to view

Built in 2007

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2255143  |
| Price          | \$299,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,590     |
| Acres          | 0.00      |



|            |               |
|------------|---------------|
| Year Built | 2007          |
| Type       | Residential   |
| Sub-Type   | Row/Townhouse |
| Style      | 3 Storey      |
| Status     | Active        |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 105, 105 Fontaine Crescent |
| Subdivision | Downtown                   |
| City        | Fort McMurray              |
| County      | Wood Buffalo               |
| Province    | Alberta                    |
| Postal Code | T9H 0B1                    |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Parking                |
| Parking Spaces | 2                      |
| Parking        | Single Garage Detached |
| # of Garages   | 1                      |

### Interior

|                   |                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Laminate Counters, Jetted Tub                                                      |
| Appliances        | Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Washer, ENERGY STAR Qualified Refrigerator |
| Heating           | Forced Air, Natural Gas                                                                           |
| Cooling           | None                                                                                              |
| Fireplace         | Yes                                                                                               |
| # of Fireplaces   | 1                                                                                                 |
| Fireplaces        | Gas                                                                                               |
| Basement          | None                                                                                              |

### Exterior

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | Balcony, BBQ gas line |
| Lot Description   | Cul-De-Sac            |
| Roof              | Asphalt Shingle       |
| Construction      | Stucco                |
| Foundation        | None                  |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 8th, 2025 |
| Days on Market | 5                   |
| Zoning         | LBLR4               |

### **Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | ROYAL LEPAGE BENCHMARK |
|----------------|------------------------|

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.