

\$229,000 - 105, 117 Fontaine Crescent, Fort McMurray

MLS® #A2268235

\$229,000

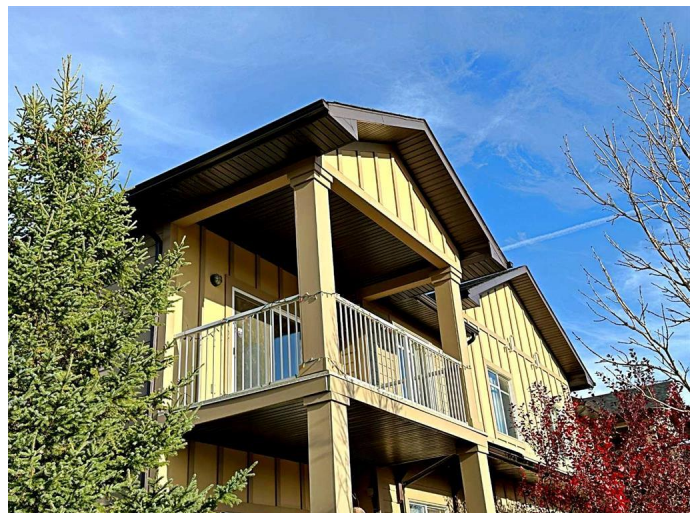
4 Bedroom, 2.00 Bathroom, 1,510 sqft
Residential on 0.00 Acres

Downtown, Fort McMurray, Alberta

Bright 2-Bedroom Bungalow Condo in
Longboat Landing

What a great location for this lovely and tasteful 2-bedroom, 2-bathroom bungalow-style condo in the desirable community of Longboat Landing. From the moment you enter, youâ€™ll notice the abundance of natural light and the open-concept design thatâ€™s perfect for entertaining family and friends.

The kitchen offers a large pantry, breakfast bar, and plenty of cabinet space, while the adjoining dining area provides ample room for family meals or gatherings. The spacious living room, complete with a cozy fireplace, is the ideal place to relax after a long day. Sliding glass doors lead to your private covered deck, where you can enjoy your morning coffee while listening to the birds or unwind in the evening with a glass of wine as the sun sets. This home also features main floor laundry, lots of storage, and plenty of windows that fill the space with natural light. Parking is easy with a heated single attached garage and an additional outdoor stall. Enjoy the peaceful surroundings â€” walking trails, green spaces, and the river are just steps away â€” while still being only minutes from downtown, transit, and all the amenities you need. A bright, comfortable, and well-cared-for home in an excellent location â€” a perfect place to call home!



Built in 2011

Essential Information

MLS® #	A2268235
Price	\$229,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,510
Acres	0.00
Year Built	2011
Type	Residential
Sub-Type	Row/Townhouse
Style	Bungalow
Status	Active

Community Information

Address	105, 117 Fontaine Crescent
Subdivision	Downtown
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 2S5

Amenities

Amenities	Parking, Snow Removal, Trash, Visitor Parking
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

Interior

Interior Features	Kitchen Island, Laminate Counters, Open Floorplan, Pantry, See Remarks, Storage, Walk-In Closet(s)
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	Other
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric

Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Balcony
Lot Description	Backs on to Park/Green Space
Roof	Asphalt Shingle
Construction	See Remarks
Foundation	See Remarks

Additional Information

Date Listed	November 4th, 2025
Days on Market	8
Zoning	LBLR4

Listing Details

Listing Office	COLDWELL BANKER UNITED
----------------	------------------------

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.