

# \$399,900 - 137 Swanson Crescent, Fort McMurray

MLS® #A2194821

**\$399,900**

5 Bedroom, 3.00 Bathroom, 1,162 sqft  
Residential on 0.09 Acres

Timberlea, Fort McMurray, Alberta

Charming, Affordable Home with Double Attached Garage!

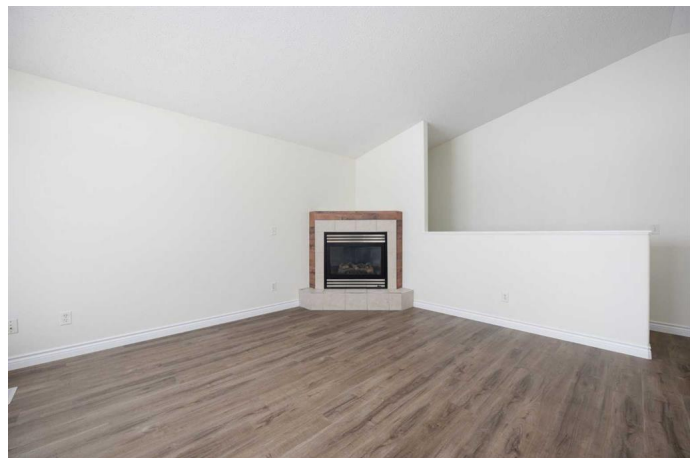
Welcome to your perfect starter home! This inviting property features a spacious living area updated flooring throughout the main floor also you will find 3 bedrooms and two bathrooms, a cozy fireplace in the living room, and laundry. In the basement, two more additional bedrooms a bathroom and a rec room area. The double-attached garage offers ample storage and parking space. Enjoy a cozy, low-maintenance lifestyle in this move-in-ready gem. Don't miss out on this fantastic opportunity!

Built in 2004

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2194821    |
| Price          | \$399,900   |
| Bedrooms       | 5           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,162       |
| Acres          | 0.09        |
| Year Built     | 2004        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information



|             |                      |
|-------------|----------------------|
| Address     | 137 Swanson Crescent |
| Subdivision | Timberlea            |
| City        | Fort McMurray        |
| County      | Wood Buffalo         |
| Province    | Alberta              |
| Postal Code | T9K 2T3              |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Interior Features | Sump Pump(s)                                                       |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas                                            |
| Cooling           | None                                                               |
| Fireplace         | Yes                                                                |
| # of Fireplaces   | 1                                                                  |
| Fireplaces        | Gas, Living Room                                                   |
| Has Basement      | Yes                                                                |
| Basement          | Finished, Full, Partially Finished                                 |

### Exterior

|                   |                              |
|-------------------|------------------------------|
| Exterior Features | Other                        |
| Lot Description   | Backs on to Park/Green Space |
| Roof              | Asphalt Shingle              |
| Construction      | Vinyl Siding, Wood Frame     |
| Foundation        | Poured Concrete              |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | February 14th, 2025 |
| Days on Market | 81                  |
| Zoning         | R1S                 |

### Listing Details

|                |                |
|----------------|----------------|
| Listing Office | RE/MAX Connect |
|----------------|----------------|

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