

# \$269,900 - 50, 220 Swanson Crescent, Fort McMurray

MLS® #A2231950

**\$269,900**

4 Bedroom, 4.00 Bathroom, 1,927 sqft

Residential on 0.00 Acres

Timberlea, Fort McMurray, Alberta

Welcome to your next home in the heart of Timberlea! This beautifully updated three-storey townhouse is the perfect blend of space, style, and functionality—ideal for growing families, multi-generational households, or anyone seeking flexible living options.

Step inside to discover over three levels of thoughtfully designed living space, featuring 4 bedrooms, 3.5 bathrooms, and a freshly painted interior that feels bright, clean, and move-in ready.

The main level offers a private bedroom with its own 4-piece ensuite—perfect for guests, a home office, or extended family. Upstairs, the second floor boasts an open-concept layout with a cozy gas fireplace, updated flooring, and large windows that bathe the space in natural light. It's the perfect spot for family time, entertaining, or quiet evenings in.

On the top floor, you'll find a spacious primary suite with a walk-in closet and full ensuite, plus two additional bedrooms and a third full bathroom—offering room for kids, guests, or that dream home office setup.

Enjoy warm summer evenings on your private deck, ideal for relaxing or hosting BBQs. Plus, with an attached garage and extra off-street parking, daily life is that much easier.



Located just minutes from Syncrude Athletic Park, top-rated schools, walking trails, shopping, restaurants, and transitâ€”this home puts you close to everything Timberlea has to offer.

Whether youâ€™re starting a new chapter or simply need more space, this well-maintained and move-in ready home is an incredible opportunity. Come see it for yourself!

Built in 2005

**Essential Information**

MLS® #	A2231950
Price	\$269,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,927
Acres	0.00
Year Built	2005
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

**Community Information**

Address	50, 220 Swanson Crescent
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 2W5

**Amenities**

Amenities	Snow Removal, Trash, Visitor Parking
Parking Spaces	2

Parking	Additional Parking, Single Garage Attached
# of Garages	1

## Interior

Interior Features	Kitchen Island
Appliances	Central Air Conditioner, Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Other
Lot Description	Front Yard, Landscaped
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 17th, 2025
Days on Market	3
Zoning	R2

## Listing Details

Listing Office	People 1st Realty
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