# \$425,000 - 217 Swanson Crescent, Fort McMurray

MLS® #A2248492

### \$425,000

5 Bedroom, 3.00 Bathroom, 1,244 sqft Residential on 0.09 Acres

Timberlea, Fort McMurray, Alberta

Detached garage, 5 Bedrooms, Finished basement. Located just steps from beautiful Syncrude Athletic Park, this inviting home offers a perfect blend of comfort and convenience. Step inside to a bright living room warmed by a cozy gas fireplace, creating the perfect spot to relax or entertain. The kitchen shines with sleek stainless steel appliancesâ€"including a new dishwasher and stove (2024)â€"and plenty of counter space for cooking and gatherings. Freshly painted in 2024, the main floor also features a spacious primary bedroom complete with a three-piece ensuite, plus two additional bedrooms offering flexibility for family, guests, or a home office.

The fully finished basement provides even more living space, with two generous bedrooms, a large recreation area and space for a potential kitchenetteâ€"perfect for extended family or guests. Outside, enjoy a detached garage with a gas heater installed in 2021, along with a driveway for ample parking. A new AC unit (2025) ensures year-round comfort. The backyard is quaint and low-maintenance, offering a cozy outdoor retreat without the hassle of extensive upkeep. Dont miss this opportunity, call for your viewing today!

Built in 2005

#### **Essential Information**





MLS® # A2248492 Price \$425,000

Bedrooms 5
Bathrooms 3.00

Full Baths 3

Square Footage 1,244
Acres 0.09
Year Built 2005

Type Residential
Sub-Type Detached
Style Bungalow
Status Active

## **Community Information**

Address 217 Swanson Crescent

Subdivision Timberlea

City Fort McMurray
County Wood Buffalo

Province Alberta
Postal Code T9K2V9

#### **Amenities**

Parking Spaces 3

Parking Concrete Driveway, Single Garage Detached

# of Garages 1

#### Interior

Interior Features Laminate Counters, See Remarks, Vaulted Ceiling(s), Vinyl Windows

Appliances Central Air Conditioner, Dishwasher, Electric Range, Garage Control(s),

Microwave, Range Hood, Refrigerator, Washer/Dryer, Window

Coverings

Heating Forced Air Cooling Central Air

Fireplace Yes # of Fireplaces 1

Fireplaces Gas, Living Room

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Other

Lot Description Interior Lot, Other, See Rema

Roof Asphalt Shingle

Construction Other, Vinyl Siding, Wood Fra

Foundation Poured Concrete

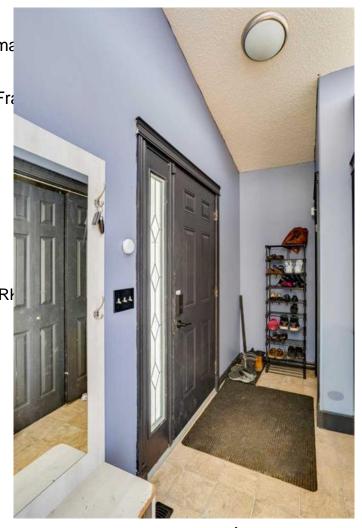
#### **Additional Information**

Date Listed August 14th, 2025

Zoning R1S

## **Listing Details**

Listing Office ROYAL LEPAGE BENCHMAR



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