

# **\$315,000 - 7, 220 Swanson Crescent, Fort McMurray**

MLS® #A2264114

**\$315,000**

4 Bedroom, 4.00 Bathroom, 1,900 sqft

Residential on 0.04 Acres

Timberlea, Fort McMurray, Alberta

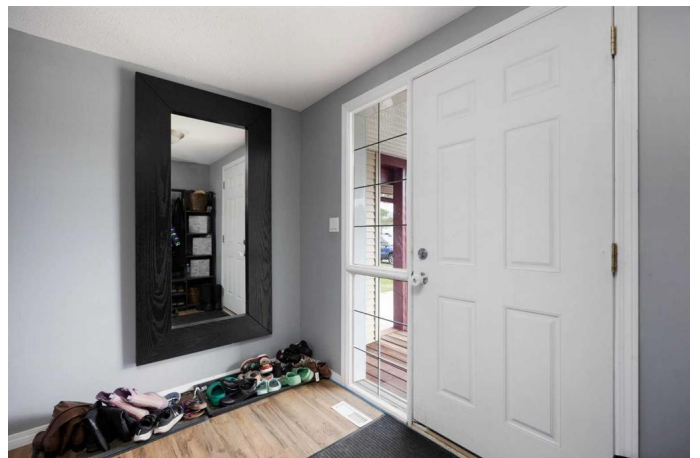
## **SPACIOUS 3-LEVEL TOWNHOUSE IN THE HEART OF TIMBERLEA**

Welcome home to this bright and inviting townhouse that offers the perfect blend of comfort, functionality, and modern updates. The main level features an attached garage and a separate entry to a generously sized bedroom complete with a full ensuite bathroom—an ideal space for guests, a home office, or a possible income potential. On the second level, you’ll love the open concept main living area, featuring a cozy gas fireplace in the living room and an updated kitchen with brand-new appliances. A convenient half bath and laundry complete this level, making everyday living a breeze. The top floor is home to a beautiful primary suite with a walk-in closet and 4-piece ensuite, along with two additional bedrooms and another full bathroom.

Additional updates include brand-new laminate flooring throughout and a new hot water tank, ensuring comfort and peace of mind. With low condo fees of just \$300/month, this home offers exceptional value in a prime Timberlea location, just steps away from Syncrude Athletic Park, bus stops, and close to schools, shopping, and all amenities. Don’t miss your chance to make this beautifully maintained townhouse your new home!

Built in 2005

## **Essential Information**



|                |               |
|----------------|---------------|
| MLS® #         | A2264114      |
| Price          | \$315,000     |
| Bedrooms       | 4             |
| Bathrooms      | 4.00          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,900         |
| Acres          | 0.04          |
| Year Built     | 2005          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 7, 220 Swanson Crescent |
| Subdivision | Timberlea               |
| City        | Fort McMurray           |
| County      | Wood Buffalo            |
| Province    | Alberta                 |
| Postal Code | T9K 2W5                 |

### Amenities

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

### Interior

|                   |                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, No Smoking Home, See Remarks, Separate Entrance, Storage, Walk-In Closet(s) |
| Appliances        | See Remarks                                                                                    |
| Heating           | Central                                                                                        |
| Cooling           | None                                                                                           |
| Fireplace         | Yes                                                                                            |
| # of Fireplaces   | 1                                                                                              |
| Fireplaces        | Gas                                                                                            |
| Has Basement      | Yes                                                                                            |
| Basement          | See Remarks                                                                                    |

**Exterior**

|                   |                                        |
|-------------------|----------------------------------------|
| Exterior Features | None                                   |
| Lot Description   | Lawn, Level, Low Maintenance Landscape |
| Roof              | Asphalt Shingle                        |
| Construction      | Mixed                                  |
| Foundation        | Other                                  |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 17th, 2025 |
| Days on Market | 9                  |
| Zoning         | R2                 |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | EXP REALTY |
|----------------|------------|

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