

# \$289,900 - 2, 220 Swanson Crescent, Fort McMurray

MLS® #A2219607

**\$289,900**

4 Bedroom, 4.00 Bathroom, 1,924 sqft

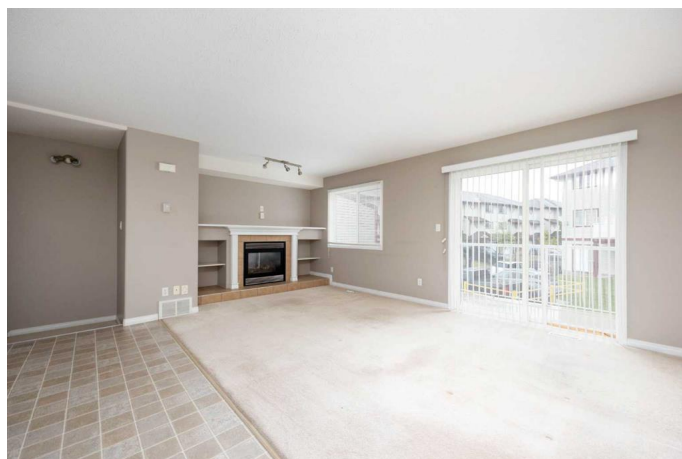
Residential on 0.04 Acres

Timberlea, Fort McMurray, Alberta

Welcome to #2 220 Swanson Crescent, a beautifully designed townhome in the heart of Fort McMurray. This charming residence offers 4 bedrooms, 3.5 bathrooms, and a single attached garage, providing the best of it all! Step into the ground level, where you will find a versatile large bedroom/den complete with a 4-piece ensuite. This space is perfect for guests or a home office. The direct access to the garage ensures easy and secure entry to your home. Ascend to the second level, where an open-concept layout creates a spacious and welcoming atmosphere. The large kitchen and dining area are ideal for family meals and entertaining, while the airy living room, featuring a gas fireplace, invites relaxation. Step out onto the rear deck for a breath of fresh air and outdoor enjoyment. The third level is dedicated to the private quarters, boasting three well-appointed bedrooms. The primary bedroom includes a 4-piece ensuite. An additional full bathroom serves the other two bedrooms, ensuring comfort and convenience for all family members. Situated close to the Syncrude Athletic Park and well-connected by public transportation, this home is ideally located for active families. Enjoy the benefits of nearby recreational facilities and easy access to all that Fort McMurray has to offer.

Built in 2005

## Essential Information



MLS® #	A2219607
Price	\$289,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,924
Acres	0.04
Year Built	2005
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### **Community Information**

Address	2, 220 Swanson Crescent
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K2W5

### **Amenities**

Amenities	None
Parking Spaces	2
Parking	Driveway, Garage Door Opener, Garage Faces Front, Single Garage Attached
# of Garages	1

### **Interior**

Interior Features	See Remarks
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle
Has Basement	Yes
Basement	Exterior Entry, Finished, None, Walk-Out

**Exterior**

Exterior Features	Balcony
Lot Description	See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 9th, 2025
Days on Market	4
Zoning	R2

**Listing Details**

Listing Office	RE/MAX Connect
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