

# \$269,900 - 14, 220 Swanson Crescent, Fort McMurray

MLS® #A2221027

## \$269,900

4 Bedroom, 4.00 Bathroom, 1,773 sqft

Residential on 0.00 Acres

Timberlea, Fort McMurray, Alberta

Located in popular Timberlea, this spacious, fully developed 4 bedroom, 3 1/2 end unit townhouse is looking for you. This unit is ready for some upgrades and is move in ready. Comes with a single attached garage, A/C and stainless steel appliances. The main floor boasts a large living room with a gas fireplace with built in shelves and access to a deck. Kitchen has plenty of cabinets, kitchen island and loads of counter space., 2 pc bath and laundry are also located on this floor. The 2nd floor has a 4 pc ensuite off the huge master and walk in closet. 2 more bedrooms and a 4 piece bath complete the 2nd level. Ground level includes one bedroom, bathroom and separate entrance which is great for commuters. This home also comes with A/C. Close to Syncrude athletic ball diamonds and skateboard park. Quick closing and easy to show.

Built in 2005

## Essential Information

MLS® #	A2221027
Price	\$269,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,773
Acres	0.00



Year Built	2005
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	14, 220 Swanson Crescent
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 2W5

### **Amenities**

Amenities	None
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

### **Interior**

Interior Features	Breakfast Bar, Laminate Counters, Open Floorplan
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	See Remarks

### **Exterior**

Exterior Features	Balcony, Private Entrance
Lot Description	Corner Lot
Roof	Asphalt
Construction	Vinyl Siding, Wood Frame
Foundation	Slab

### **Additional Information**

Date Listed May 14th, 2025

Zoning R2

## **Listing Details**

Listing Office 3% REALTY FORT MCMURRAY

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