



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**220 SWANSON Crescent #2, Fort McMurray T9K2W5**

MLS®#: **A2138536**

Area: **Timberlea**

Listing Date: **06/06/24**

List Price: **\$279,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$10k, 03-Jul**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Row/Townhouse**  
City/Town: **Fort McMurray**  
Year Built: **2005**

Finished Floor Area  
Abv Sqft: **1,923**  
Low Sqft:  
Ttl Sqft: **1,923**

DOM

**102**  
Layout  
Beds: **4 (4 )**  
Baths: **3.5 (3 1)**  
Style: **3 Storey**

Lot Information

Lot Sz Ar: **1,747 sqft**  
Lot Shape:

Parking

Ttl Park: **2**  
Garage Sz: **1**

Access:

Lot Feat:

Park Feat:

**See Remarks**

**Driveway,Garage Door Opener,Garage Faces Front,Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Balcony**

Construction: **Vinyl Siding,Wood Frame**  
Flooring: **Carpet,Linoleum**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Microwave Hood Fan,Refrigerator,Stove(s),Washer/Dryer**  
Int Feat: **See Remarks**  
Utilities:

Room Information

Room	Level	Dimensions
4pc Ensuite bath	Main	7`10" x 4`11"
2pc Bathroom	Second	9`9" x 5`6"
Kitchen	Second	16`4" x 13`1"
4pc Bathroom	Third	7`5" x 4`11"
Bedroom	Third	10`9" x 9`5"
Bedroom - Primary	Third	16`6" x 13`7"

Room	Level	Dimensions
Bedroom	Main	13`5" x 12`0"
Dining Room	Second	16`9" x 8`8"
Living Room	Second	20`4" x 10`5"
4pc Ensuite bath	Third	8`4" x 4`11"
Bedroom	Third	9`6" x 9`2"
Walk-In Closet	Third	8`1" x 6`7"

Legal/Tax/Financial

Condo Fee:  
**\$338**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**R2**

Legal Desc: **0523041**

Remarks

Pub Rmks: **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.**

Inclusions: **Fridge, stove, OTR microwave, dishwasher, washer and dryer**  
Property Listed By: **RE/MAX FORT MCMURRAY**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (780) 804-4800**