



THE A-TEAM

RE/MAX FIRST

108 SWANSON Crescent, Fort McMurray t9k2t3

MLS@#: A2164316 Area: Timberlea Listing 09/18/24 List Price: \$459,900
Status: Active County: Wood Buffalo Change: None Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Detached
City/Town: Fort McMurray
Year Built: 2004
Finished Floor Area
Abv Sqft: 1,231
Low Sqft:
Ttl Sqft: 1,231
Lot Information
Lot Sz Ar: 4,005 sqft
Lot Shape:

DOM

30
Layout
Beds: 4 (3 1)
Baths: 3.0 (3 0)
Style: Bungalow

Parking

Ttl Park: 4
Garage Sz: 2

Access:
Lot Feat: See Remarks
Park Feat: Double Garage Detached

Utilities and Features

Roof: Asphalt Shingle
Heating: Forced Air, Natural Gas
Sewer:
Ext Feat: Lighting, Private Yard
Construction: Vinyl Siding
Flooring: Carpet, Laminate, Vinyl Plank
Water Source:
Fnd/Bsmt: Poured Concrete
Kitchen Appl: Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer/Dryer
Int Feat: Dry Bar, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Sauna, Storage, Sump Pump(s), Track Lighting, Vinyl Windows, Walk-In Closet(s)
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like Living Room, Kitchen, Bedrooms, Bathrooms, and Laundry with their respective levels and dimensions.

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0421063

Zoning:
R1S

Remarks

Pub Rmks: **CALLING ALL BUYERS!! Welcome to 108 Swanson Crescent; this charming 4 bedroom, 3 bathroom bungalow is located in the heart of Timberlea. The exterior of this home features a concrete driveway with a double detached garage, not to mention a NEW ROOF WITH WARRANTY! Walking in you'll be greeted with a beautiful open-concept living space, a big open kitchen with all BRAND NEW APPLIANCES, Featuring 3 bedrooms upstairs with 2 full bathrooms, one of the 3 bedrooms is the large Primary suite offering a walk in closet and full 3 piece en-suite. Your fully developed basement features 1 bedroom and 1 full bathroom with SAUNA SHOWER! There are many upgrades throughout; pride of ownership shines through. Some added features include: built in filtration system in the kitchen, There is a Newly installed central air (2024), Asphalt shingles completed (2023), This beautiful property is located near schools, shopping, parks, walking trails and so much more! Contact TODAY for a personal tour!**

Inclusions: **CENTRAL AC, DISHWASHER, GARAGE CONTROL (S), MICROWAVE, REFRIGERATOR, STOVE, WASHER/DRYER,**
Property Listed By: **COLDWELL BANKER UNITED**

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







