



THE
A-TEAM

**RE/MAX
FIRST**

108 SWANSON Crescent, Fort McMurray t9k2t3

MLS®#: **A2164316**

Area: **Timberlea**

Listing Date: **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**

DOM

76
Layout
Beds: **4 (3 1)**
Baths: **3.0 (3 0)**
Style: **Bungalow**

Lot Information

Lot Sz Ar: **4,005 sqft**
Lot Shape:

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

Room	Level	Dimensions
Living Room	Main	20`4" x 12`3"
3pc Ensuite bath	Main	7`10" x 5`0"
Bedroom	Main	11`3" x 11`7"
Bedroom - Primary	Main	15`8" x 11`0"
3pc Bathroom	Lower	7`11" x 5`10"
Laundry	Lower	7`11" x 9`7"

Room	Level	Dimensions
Kitchen	Main	17`5" x 15`3"
4pc Bathroom	Main	8`7" x 5`1"
Bedroom	Main	13`1" x 11`7"
Pantry	Main	6`0" x 0`0"
Bedroom	Lower	11`8" x 9`8"

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







