



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**220 SWANSON Crescent #49, Fort McMurray T9K 2W5**

MLS® #: **A2167149**

Area: **Timberlea**

Listing Date: **09/19/24**

List Price: **\$275,000**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area  
Abv Sqft: **1,812**  
Low Sqft:  
Ttl Sqft: **1,812**

Lot Information

Lot Sz Ar:  
Lot Shape:

DOM

**123**  
Layout  
Beds: **3 (3 )**  
Baths: **3.5 (3 1)**  
Style: **3 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,City Lot,Front Yard,Lawn,Landscaped**  
Park Feat: **Driveway,Single Garage Attached**

Utilities and Features

Roof: **Shingle**  
Heating: **Floor Furnace,Natural Gas**  
Sewer:  
Ext Feat: **Balcony**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Stove,Microwave,Refrigerator,Washer/Dryer**  
Int Feat: **Closet Organizers,Jetted Tub,Kitchen Island,Laminate Counters,No Smoking Home,Storage,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	9' 8" x 15' 4"	Bedroom	Main	19' 11" x 13' 11"
4pc Bathroom	Main		Living Room	Second	20' 7" x 20' 1"
Eat in Kitchen	Second	20' 1" x 16' 5"	2pc Bathroom	Second	
Bedroom - Primary	Third	16' 5" x 13' 3"	4pc Ensuite bath	Third	
4pc Bathroom	Third	0' 0" x 0' 0"	Bedroom	Third	12' 6" x 11' 7"

Legal/Tax/Financial

Condo Fee:	Title:	Zoning:
<b>\$300</b>	<b>Fee Simple</b>	<b>R2</b>
	Fee Freq:	
	<b>Monthly</b>	

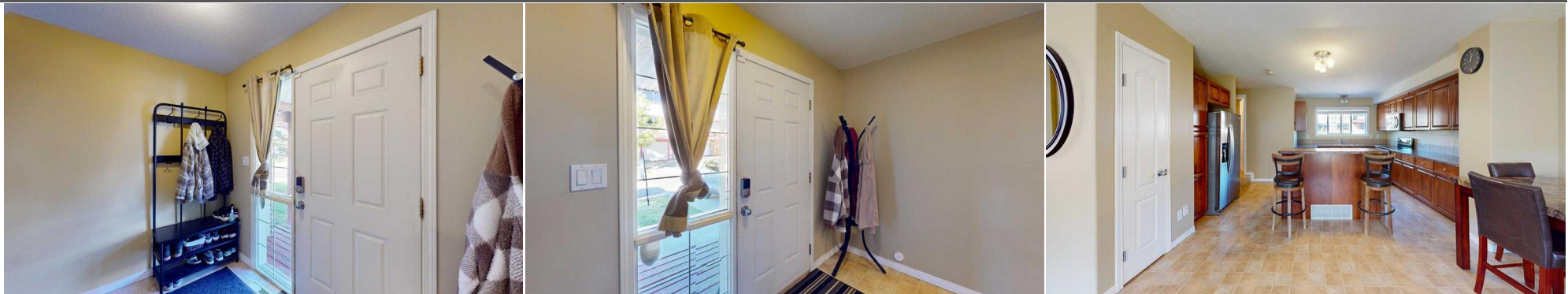
Legal Desc: **0523041**

Remarks

Pub Rmks: **Move in Ready, this 3 bedroom, 3.5 bathroom homes has low condo fees! Located in the heart of Timberlea, this well maintained and updated property is close to all amenities including beautiful parks and walking trails. The large entrance welcomes you to the 1st level where you will find a bedroom with 4 piece en-suite. As an added bonus this bedroom has it's own exterior entrance and is perfect for income potential or an in-law suite. Upstairs, the open concept living room and eat-in kitchen is bright an spacious. The living room features a gas fire place with built in shelving to display your favourite things and a patio door to the balcony. The kitchen is a cooks dream with tons of counter space and more storage than you could ever need! Just off the living space is the laundry room/half bathroom. Upstairs are two large bedrooms, each with their own en-suite. The primary bedroom boasts an en-suite with a corner jetted tub and large walk-in closet. And don't forget about the central air, garage and parking pad to make this townhouse the perfect home!**

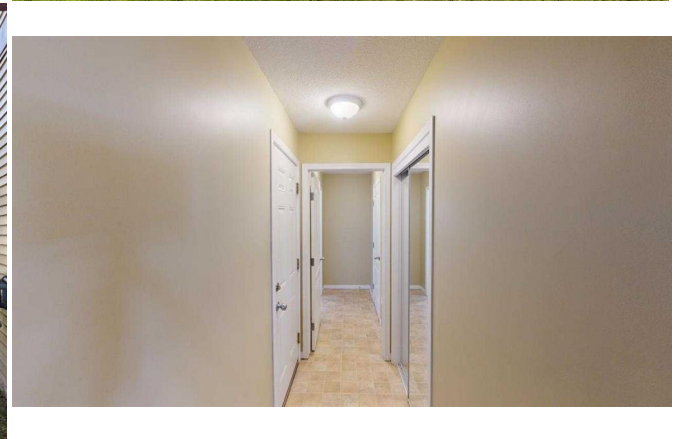
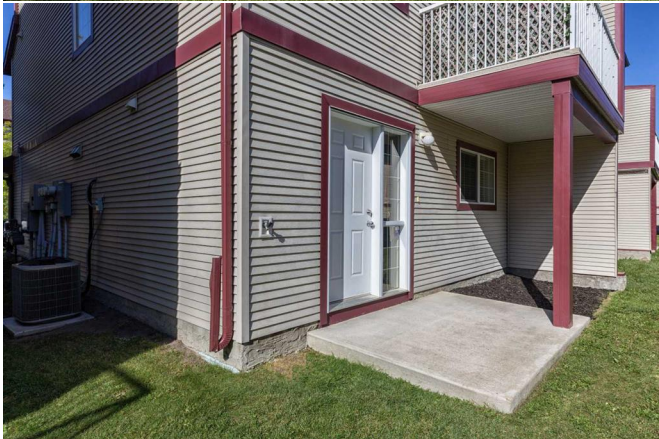
Inclusions:  
Property Listed By: **window coverings  
People 1st Realty**

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











FLOOR 1



FLOOR 2



FLOOR 3

GROSS INTERNAL AREA  
 FLOOR 1 418 SQ. FT. FLOOR 2 626 SQ. FT. FLOOR 3 635 SQ. FT.  
 TOTAL: 1,713 SQ. FT.  
NOTE: THIS REPRESENTS THE APPROXIMATE TOTAL SQ. FT. AREA.

