

197 SWANSON Crescent, Fort McMurray T9K2T3

Utilities:

A2176530 11/01/24 List Price: \$449,000 MLS®#: Area: Timberlea Listing

Status: Active County: **Wood Buffalo** Change: None Association: Fort McMurray

Date:



General Information

Prop Type: Residential Sub Type: Detached

City/Town: Fort McMurray Year Built: 2005

Lot Information Low Sqft: Lot Sz Ar: 4,035 sqft

Ttl Sqft: 1,169

Abv Saft:

<u>Parking</u>

DOM

Layout

Beds:

Baths:

Style:

50

Ttl Park: 4 Garage Sz: 2

4 (3 1)

3.0 (3 0)

Bungalow

Access:

Lot Feat: Lawn, Landscaped

Park Feat: Concrete Driveway, Double Garage Attached, Garage Door Opener, Heated Garage

Finished Floor Area

1,169

Utilities and Features

Roof: **Asphalt Shingle** Construction:

Heating: Forced Air **Vinyl Siding, Wood Frame**

Sewer: Flooring:

Ext Feat: **Private Yard** Carpet,Laminate,Linoleum Water Source:

Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer/Dryer

Int Feat: No Animal Home, No Smoking Home, Sump Pump(s)

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Bathroom	Main		4pc Ensuite bath	Main	
Bedroom	Main	10`9" x 9`7"	Bedroom	Main	8`10" x 11`0"
Bedroom - Primary	Main	12`7" x 12`0"	Dining Room	Main	9`10" x 9`10"
Kitchen	Main	11`0" x 10`8"	Living Room	Main	17`3" x 14`5"
3pc Bathroom	Main		Bedroom	Basement	14`3" x 16`4"
Game Room	Basement	19`6" x 25`8"	Laundry	Basement	13`8" x 13`0"

Legal/Tax/Financial

Title:
Fee Simple

Legal Desc: **0425471**

Remarks

Zoning:

R1S

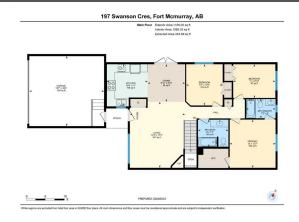
Pub Rmks:

Are you looking for a turnkey home that is very well maintained? Welcome to this charming 4-bedroom, 3-bathroom bungalow in the heart of Timberlea, Fort McMurray! Perfect for families, this freshly painted home offers 1169 square feet of comfortable living space, set on a 4035 square foot lot, Let's take a tour and discover why this could be your next dream home. Step into the spacious living room, where a cozy gas fireplace awaits to warm your evenings. The kitchen is a chef's delight with freshly painted cabinets that bring a bright and modern feel to the space. Whether you're preparing a quick breakfast or a gourmet dinner, this kitchen will inspire your culinary adventures. The dining room is just steps away, making it an ideal spot for family meals and entertaining friends. The primary bedroom is a peaceful retreat featuring a walk-in closet and a luxurious 4-piece ensuite. It's the perfect place to unwind after a long day. The other bedrooms are equally comfortable, offering plenty of space for the whole family or quests. Head down to the basement and you'll find a fantastic rec room, perfect for watching the game on a big TV or creating a play area for the kids. The basement also includes a large bedroom with a huge walk-in closet and cabinets, providing additional storage and convenience. A unique feature is the direct access to the basement bathroom and the rec room. The basement is very well designed. You will appreciate the built in cupboards too. Outside, the backyard is cozy and ideal for BBQs and outdoor gatherings. Imagine summer evenings spent grilling and relaxing with family and friends. The double attached garage comes with cabinetry and a heater, making it a great space for projects or extra storage. This home is not just about the features inside; its location is a major plus. You'll be close to excellent schools, parks, ball fields, skate park, shopping, and transportation, making daily errands and commutes a breeze. The garage will be a great spot for even more storage or the guy that likes to putter around. Additional updates to the home include a new roof in 2023, a hot water tank installed in 2018, a replaced sump pump new fridge, new paint, fresh kitchen cabinets paint, repaired motherboard & fan garage heater and replaced evaporating coil for the air conditioner. The home also includes a humidifier and central air conditioning, ensuring your comfort year-round. Nothing needs to be done to this home! It's ready for you, your new owner, Seller to provide title insurance in lieu of RPR & compliance. Check out the detailed floor plans where you can see every sink and shower in the home, 360 tour and video. Are you ready to say yes to this address? fridge, stove, dishwasher, microwave, washer, dryer, garage door opener & remote, basement shelving unit, basement bedroom TV mount, basement bedroom walk in closet cabinets, garage cabinetry, garage heater, central air conditioner

Inclusions:

Property Listed By:

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



RE/MAX FORT MCMURRAY



