



THE
A-TEAM

**RE/MAX
FIRST**

197 SWANSON Crescent, Fort McMurray T9K2T3

MLS®#: **A2176530** Area: **Timberlea** Listing Date: **11/01/24** List Price: **\$449,000**
 Status: **Active** County: **Wood Buffalo** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Fort McMurray**
 Year Built: **2005**
Lot Information
 Lot Sz Ar: **4,035 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,169**
 Low Sqft:
 Ttl Sqft: **1,169**

DOM

50
Layout
 Beds: **4 (3 1)**
 Baths: **3.0 (3 0)**
 Style: **Bungalow**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:

Lot Feat: **Lawn, Landscaped**
 Park Feat: **Concrete Driveway, Double Garage Attached, Garage Door Opener, Heated Garage**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Private Yard**
 Construction: **Vinyl Siding, Wood Frame**
 Flooring: **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)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
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

Zoning:
R1S

Remarks

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 guests. 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?

Inclusions:

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

Property Listed By:

RE/MAX FORT MCMURRAY

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

197 Swanson Cres, Fort McMurray, AB



PREPARED: 20240523
While regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.







