



THE
A-TEAM

**RE/MAX
FIRST**

104 SWANSON Crescent, Fort McMurray T9K 2T3

MLS®#: **A2180956**

Area: **Timberlea**

Listing Date: **11/28/24**

List Price: **\$469,900**

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

Finished Floor Area
Abv Sqft: **1,311**
Low Sqft:
Ttl Sqft: **1,311**

DOM

23
Layout
Beds: **5 (3 2)**
Baths: **2.0 (2 0)**
Style: **Bungalow**

Parking

Ttl Park: **4**
Garage Sz: **1**

Access:

Lot Feat: **Back Yard,Front Yard,Lawn,Landscaped,Standard Shaped Lot**
Park Feat: **Concrete Driveway,Double Garage Attached,Driveway,Front Drive,Garage Door Opener,Garage Faces Front,Heated Garage,Insulated,Parking Pad,Side By Side**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **None**

Construction: **Vinyl Siding**
Flooring: **Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Garage Control(s),Microwave,Refrigerator,Stove(s),Washer/Dryer,Water Softener,Window Coverings**
Int Feat: **High Ceilings,Laminate Counters,No Smoking Home,Open Floorplan,Storage,Vaulted Ceiling(s),Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions
3pc Ensuite bath	Main	4`11" x 9`1"
Bedroom	Main	9`5" x 12`0"
Dining Room	Main	9`1" x 16`2"
Living Room	Main	12`4" x 16`0"
Bedroom	Basement	14`1" x 13`1"
Storage	Basement	17`4" x 9`1"
Furnace/Utility Room	Basement	17`4" x 20`3"

Room	Level	Dimensions
4pc Ensuite bath	Main	5`0" x 9`1"
Bedroom	Main	9`5" x 12`10"
Kitchen	Main	9`6" x 13`3"
Bedroom - Primary	Main	12`9" x 13`2"
Bedroom	Basement	15`5" x 11`7"
Other	Basement	12`2" x 22`2"

Title:
Fee Simple
Legal Desc:

0421063

Zoning:
R1S

Remarks

Pub Rmks: **Welcome to 104 Swanson Crescent: Discover a beautifully updated bungalow that offers modern style, exceptional value, and a welcoming atmosphere. Located in a peaceful neighbourhood lending itself to families or those that enjoy the outdoors, this home is surrounded by outdoor amenities, including sports fields, water and skate parks, playgrounds, and scenic trails—making it the perfect place to settle down and enjoy life. The property boasts a double driveway leading to a heated and finished double-car garage with high ceilings, perfect for hobbies, recreational toys, or additional storage. Driveways on both sides of the street keep the area feeling open and uncrowded, adding to the charm of this quiet crescent. Inside, the main level is bright and airy, featuring vaulted ceilings and fresh white walls that enhance the sense of space and light. The open-concept living area centres around a natural gas fireplace, while the crisp white kitchen is outfitted with a brand-new fridge, stove, and microwave (2024). No carpet throughout the home ensures easy maintenance, while the dining room, situated between the kitchen and living room, is ideal for hosting gatherings with family and friends. This home offers three bedrooms and two beautifully renovated bathrooms on the main level. The primary bedroom feels like a retreat with its stylish feature wall and room for a king-sized bed. The ensuite bathroom has been professionally redesigned with a modern floating vanity, a sleek glass shower, and a contemporary mix of white, wood, and black finishes. The two additional bedrooms are generously sized, while the renovated main bathroom features a large vanity, updated flooring, and stylish lighting. The partially developed basement adds incredible potential, with two bedrooms and space for a large family room and bathroom. You'll also find ample storage, making it as functional as it is versatile. Additional features include central air conditioning (2017), a water softener, and central vacuum. Outside, the fully fenced backyard is ready for relaxation, complete with a covered patio and a storage shed. With its modern updates, practical layout, and affordable price, this home delivers tremendous value. Schedule your private tour of 104 Swanson Crescent today and see for yourself!**

Inclusions: **GARDEN SHED, GARAGE HEATER**
Property Listed By: **The Agency North Central Alberta**

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











