



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**137 SWANSON Crescent, Fort McMurray T9K 2T3**

MLS® #: **A2194821**

Area: **Timberlea**

Listing Date: **02/14/25**

List Price: **\$399,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$5k, 22-Mar**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Detached**

City/Town:

**Fort McMurray**

Year Built:

**2004**

Lot Information

Finished Floor Area

Lot Sz Ar:

**4,005 sqft**

Lot Shape:

Abv Sqft:

**1,161**

Low Sqft:

Ttl Sqft:

**1,161**

DOM

**104**

Layout

Beds:

**5 (3 2 )**

Baths:

**3.0 (3 0)**

Style:

**Bungalow**

Parking

Ttl Park:

**2**

Garage Sz:

**2**

Access:

Lot Feat:

Park Feat:

**Backs on to Park/Green Space**

**Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Other**

Construction:

**Vinyl Siding,Wood Frame**

Flooring:

**Tile,Vinyl Plank**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Dishwasher,Dryer,Electric Stove,Microwave,Refrigerator,Washer**

Int Feat:

**Sump Pump(s)**

Utilities:

Room Information

Room	Level	Dimensions
Bedroom	Main	12`8" x 9`3"
Bedroom	Main	10`6" x 12`7"
4pc Bathroom	Main	8`8" x 5`0"
Dining Room	Main	8`11" x 8`1"
Kitchen	Main	8`5" x 7`11"
Bedroom	Basement	10`9" x 13`3"
Furnace/Utility Room	Basement	9`3" x 6`3"

Room	Level	Dimensions
Bedroom	Basement	10`6" x 12`1"
3pc Ensuite bath	Main	8`8" x 5`0"
Bedroom - Primary	Main	14`3" x 12`7"
Living Room	Main	16`2" x 19`8"
4pc Bathroom	Basement	7`9" x 5`1"
Game Room	Basement	23`11" x 18`3"

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R1S**

**0421063**

Remarks

Pub Rmks:

**Charming, Affordable Home with Double Attached Garage! Welcome to your perfect starter home! This inviting property features a spacious living area updated flooring throughout the main floor also you will find 3 bedrooms and two bathrooms, a cozy fireplace in the living room, and laundry. Brand new hot water tank recently installed as well. In the basement, two more additional bedrooms a bathroom and a rec room area. The double-attached garage offers ample storage and parking space. Enjoy a cozy, low-maintenance lifestyle in this move-in-ready gem. Don't miss out on this fantastic opportunity!**

Inclusions:

**none**

Property Listed By:

**RE/MAX Connect**

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





