



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: **Pending**

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

Lot Sz Ar:

4,005 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

1,161

Low Sqft:

Ttl Sqft:

1,161

DOM

84

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. 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





