



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**220 SWANSON Crescent #2, Fort McMurray T9K2W5**

MLS® #: **A2219607**

Area: **Timberlea**

Listing Date: **05/09/25**

List Price: **\$289,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Row/Townhouse**  
City/Town: **Fort McMurray**  
Year Built: **2005**

Finished Floor Area

Abv Sqft: **1,923**

Low Sqft:

Ttl Sqft: **1,923**

Lot Information

Lot Sz Ar: **1,747 sqft**

Lot Shape:

DOM

**0**

Layout

Beds: **4 (4 )**

Baths: **3.5 (3 1)**

Style: **3 (or more) Storey**

Parking

Ttl Park: **2**

Garage Sz: **1**

Access:

Lot Feat:

Park Feat:

**See Remarks**

**Driveway,Garage Door Opener,Garage Faces Front,Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Balcony**

Construction:  
**Vinyl Siding,Wood Frame**  
Flooring:  
**Carpet,Linoleum**  
Water Source:  
Fnd/Bsmt:  
**Poured Concrete**

Kitchen Appl: **Dishwasher,Microwave Hood Fan,Refrigerator,Stove(s),Washer/Dryer**  
Int Feat: **See Remarks**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			<u>Legal/Tax/Financial</u>		

Condo Fee:  
**\$338**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**R2**

Legal Desc: **0523041**

Remarks

Pub Rmks:

**Welcome to #2 220 Swanson Crescent, a beautifully designed townhome in the heart of Fort McMurray. This charming residence offers 4 bedrooms, 3.5 bathrooms, and a single attached garage, providing the best of it all! Step into the ground level, where you will find a versatile large bedroom/den complete with a 4-piece ensuite. This space is perfect for guests or a home office. The direct access to the garage ensures easy and secure entry to your home. Ascend to the second level, where an open-concept layout creates a spacious and welcoming atmosphere. The large kitchen and dining area are ideal for family meals and entertaining, while the airy living room, featuring a gas fireplace, invites relaxation. Step out onto the rear deck for a breath of fresh air and outdoor enjoyment. The third level is dedicated to the private quarters, boasting three well-appointed bedrooms. The primary bedroom includes a 4-piece ensuite. An additional full bathroom serves the other two bedrooms, ensuring comfort and convenience for all family members. Situated close to the Syncrude Athletic Park and well-connected by public transportation, this home is ideally located for active families. Enjoy the benefits of nearby recreational facilities and easy access to all that Fort McMurray has to offer.**

Inclusions:

**Fridge, stove, dishwasher, otr microwave, washer and dryer, garage door remote**

Property Listed By:

**RE/MAX Connect**

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







