



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**

Lot Information

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

Finished Floor Area

Abv Sqft: **1,923**
Low Sqft:
Ttl Sqft: **1,923**

DOM

22

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

Room	Level	Dimensions
4pc Ensuite bath	Main	7' 10" x 4' 11"
2pc Bathroom	Second	9' 9" x 5' 6"
Kitchen	Second	16' 4" x 13' 1"
4pc Bathroom	Third	7' 5" x 4' 11"
Bedroom	Third	10' 9" x 9' 5"
Bedroom - Primary	Third	16' 6" x 13' 7"

Room	Level	Dimensions
Bedroom	Main	13' 5" x 12' 0"
Dining Room	Second	16' 9" x 8' 8"
Living Room	Second	20' 4" x 10' 5"
4pc Ensuite bath	Third	8' 4" x 4' 11"
Bedroom	Third	9' 6" x 9' 2"
Walk-In Closet	Third	8' 1" x 6' 7"

Legal/Tax/Financial

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







