



THE
A-TEAM

**RE/MAX
FIRST**

220 SWANSON Crescent #14, Fort McMurray T9K 2W5

MLS®#: **A2221027**

Area: **Timberlea**

Listing Date: **05/14/25**

List Price: **\$269,900**

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:
Lot Shape:

Finished Floor Area

Abv Sqft: **1,773**
Low Sqft:
Ttl Sqft: **1,773**

DOM

8
Layout
Beds: **4 (4)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **2**
Garage Sz: **1**

Access:

Lot Feat: **Corner Lot**
Park Feat: **Single Garage Attached**

Utilities and Features

Roof: **Asphalt**
Heating: **Forced Air**
Sewer:
Ext Feat: **Balcony,Private Entrance**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer**
Int Feat: **Breakfast Bar,Laminate Counters,Open Floorplan**
Utilities:

Room Information

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

Condo Fee:
\$338

Title: **Fee Simple**
Fee Freq:

Zoning: **R2**

Legal Desc:	0523041	Monthly	Remarks
Pub Rmks:	<p>Located in popular Timberlea, this spacious, fully developed 4 bedroom, 3 1/2 end unit townhouse is looking for you. This property is in need of some painting and minor repairs however is move in ready. Comes with a single attached garage, A/C and stainless steel appliances. The main floor boasts a large living room with a gas fireplace with built in shelves and access to a deck. Kitchen has plenty of cabinets, kitchen island and loads of counter space., 2 pc bath and laundry are also located on this floor. The 2nd floor has a 4 pc ensuite off the huge master and walk in closet. 2 more bedrooms and a 4 piece bath complete the 2nd level. Ground level includes one bedroom, bathroom and separate entrance which is great for commuters. This home also comes with A/C. Close to Syncrude athletic ball diamonds and skateboard park. Quick closing and easy to show.</p>		
Inclusions:	N/A		
Property Listed By:	3% REALTY FORT MCMURRAY		

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







