



THE
A-TEAM

**RE/MAX
FIRST**

100 SWANSON Crescent, Fort McMurray T9K 2T3

MLS®#: **A2227935**

Area: **Timberlea**

Listing Date: **06/06/25**

List Price: **\$475,000**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$15k, 16-Jul**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

2005

Lot Information

Finished Floor Area

Lot Sz Ar:

3,810 sqft

Lot Shape:

Abv Sqft:

1,165

Low Sqft:

Ttl Sqft:

1,165

DOM

41

Layout

Beds:

4 (3 1)

Baths:

3.0 (3 0)

Style:

Bi-Level

Parking

Ttl Park:

5

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Back Yard,Corner Lot

Double Garage Attached,Driveway,Front Drive,Garage Door Opener,Garage Faces Front,Heated Garage

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Private Yard,Storage**

Construction:

Vinyl Siding

Flooring:

Ceramic Tile,Laminate

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Garage Control(s),Refrigerator,Stove(s),Washer/Dryer,Window Coverings

Int Feat:

High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Quartz Counters,Sump Pump(s),Vaulted Ceiling(s),Vinyl Windows

Utilities:

Room Information

Room

Level

Dimensions

Room

Level

Dimensions

Legal/Tax/Financial

Title:

Fee Simple

Zoning:

R1S

Legal Desc:

0421063

Remarks

Pub Rmks:

Welcome to 100 Swanson Crescent: Move-in ready and turn key, this beautiful bi-level offers exceptional value with four bedrooms, three full bathrooms, a fully

developed basement, and a long list of updates that make it feel fresh and modern. Recently painted from top to bottom (2025), this home is situated on a large lot with excellent parking options, an attached double garage, and secured side access for your camper or recreational toys. A spacious driveway welcomes you home, with added rock to the side for extra parking or storage. A double gate offers convenient access along the side of the property, ideal for secured trailer or camper parking and the front and back deck both get sun until late into the evening making it the perfect place to unwind after work. The attached double garage is heated with a gas heater and currently set up as the ultimate rec space, complete with a pool table and fridge—perfect for casual entertaining or family fun. Inside, a large entryway greets you with room to comfortably arrive home. Up a short flight of stairs, the main living area is bright and inviting, with vaulted ceilings enhancing the open-concept layout. The kitchen is a standout with two-toned cabinetry, quartz countertops (2021), stainless steel appliances, and an updated light fixture over the dining space. The living room centres around a cozy natural gas fireplace, creating a warm and welcoming atmosphere. Three bedrooms are found on the main floor, including a spacious primary with its own private four-piece ensuite. The additional two bedrooms are located on the opposite side of the home, with another four-piece bathroom conveniently placed between them. Downstairs, the fully developed basement offers incredible versatility with a large rec space featuring updated luxury vinyl plank flooring, new baseboards, and a projector with a screen ready for movie nights. A fourth bedroom and a third full bathroom complete the lower level, offering the perfect setup for guests, teens, or extended family. Whether you need a home gym, playroom, or entertainment area, this basement delivers. Additional recent upgrades include new shingles (2024), a new furnace (2022), updated laundry (2024), and luxury vinyl plank flooring, making this home truly move-in ready. Offering low-maintenance living and immediate possession, 100 Swanson Crescent is the perfect Timberlea home at an incredible price. Schedule your private tour today.

Inclusions:

Property Listed By:

Garden Shed, Projector tv, screen and receiver, garage heater, garage: keg fridge and fridge negotiable.

The Agency North Central Alberta

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









