



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**220 SWANSON Crescent #50, Fort McMurray T9K 2W5**

MLS® #: **A2231950**

Area: **Timberlea**

Listing Date: **06/17/25**

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:

**1,927**

Low Sqft:

Ttl Sqft:

**1,927**

DOM

**3**

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:

**Front Yard,Landscaped**

**Additional Parking,Single Garage Attached**

Utilities and Features

Roof:

**Asphalt Shingle**

Heating:

**Forced Air,Natural Gas**

Sewer:

Ext Feat:

**Other**

Construction:

**Concrete,Vinyl Siding,Wood Frame**

Flooring:

**Carpet,Laminate,Linoleum**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Central Air Conditioner,Dishwasher,Microwave,Refrigerator,Stove(s),Washer/Dryer,Window Coverings**

Int Feat:

**Kitchen Island**

Utilities:

Room Information

Room

Level

Dimensions

Room

Legal/Tax/Financial

Level

Dimensions

Condo Fee:

**\$338**

Title:

**Fee Simple**

Fee Freq:

**Monthly**

Zoning:

**R2**

Legal Desc:

**0523041**

Remarks

Pub Rmks: **Welcome to your next home in the heart of Timberlea! This beautifully updated three-storey townhouse is the perfect blend of space, style, and functionality—ideal for growing families, multi-generational households, or anyone seeking flexible living options. Step inside to discover over three levels of thoughtfully designed living space, featuring 4 bedrooms, 3.5 bathrooms, and a freshly painted interior that feels bright, clean, and move-in ready. The main level offers a private bedroom with its own 4-piece ensuite—perfect for guests, a home office, or extended family. Upstairs, the second floor boasts an open-concept layout with a cozy gas fireplace, updated flooring, and large windows that bathe the space in natural light. It's the perfect spot for family time, entertaining, or quiet evenings in. On the top floor, you'll find a spacious primary suite with a walk-in closet and full ensuite, plus two additional bedrooms and a third full bathroom—offering room for kids, guests, or that dream home office setup. Enjoy warm summer evenings on your private deck, ideal for relaxing or hosting BBQs. Plus, with an attached garage and extra off-street parking, daily life is that much easier. Located just minutes from Syncrude Athletic Park, top-rated schools, walking trails, shopping, restaurants, and transit—this home puts you close to everything Timberlea has to offer. Whether you're starting a new chapter or simply need more space, this well-maintained and move-in ready home is an incredible opportunity. Come see it for yourself!**

Inclusions: **NA**  
Property Listed By: **People 1st Realty**

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















