



GRASSROOTS
REALTY GROUP

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**217 Swanson Crescent
Fort McMurray, Alberta**

MLS # A2248492



\$425,000

Division:	Timberlea		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,244 sq.ft.	Age:	2005 (20 yrs old)
Beds:	5	Baths:	3
Garage:	Concrete Driveway, Single Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Interior Lot, Other, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Other, Vinyl Siding, Wood Frame	Zoning:	R1S
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, See Remarks, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: N/A

Detached garage, 5 Bedrooms, Finished basement. Located just steps from beautiful Syncrude Athletic Park, this inviting home offers a perfect blend of comfort and convenience. Step inside to a bright living room warmed by a cozy gas fireplace, creating the perfect spot to relax or entertain. The kitchen shines with sleek stainless steel appliances—including a new dishwasher and stove (2024)—and plenty of counter space for cooking and gatherings. Freshly painted in 2024, the main floor also features a spacious primary bedroom complete with a three-piece ensuite, plus two additional bedrooms offering flexibility for family, guests, or a home office. The fully finished basement provides even more living space, with two generous bedrooms, a large recreation area and space for a potential kitchenette—perfect for extended family or guests. Outside, enjoy a detached garage with a gas heater installed in 2021, along with a driveway for ample parking. A new AC unit (2025) ensures year-round comfort. The backyard is quaint and low-maintenance, offering a cozy outdoor retreat without the hassle of extensive upkeep. Dont miss this opportunity, call for your viewing today!