



**7, 220 Swanson Crescent
Fort McMurray, Alberta**

MLS # A2264114



\$299,900

Division:	Timberlea		
Type:	Residential/Four Plex		
Style:	3 (or more) Storey		
Size:	1,900 sq.ft.	Age:	2005 (21 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Lawn, Level, Low Maintenance Landscape		

Heating:	Central	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 300
Basement:	Other	LLD:	-
Exterior:	Mixed	Zoning:	R2
Foundation:	Other	Utilities:	-
Features:	Built-in Features, No Smoking Home, See Remarks, Separate Entrance, Storage, Walk-In Closet(s)		

Inclusions: FRIDGE, STOVE, DISHWASHER, WASHER, DRYER

SPACIOUS 3-LEVEL TOWNHOUSE IN THE HEART OF TIMBERLEA Welcome home to this bright and inviting townhouse that offers the perfect blend of comfort, functionality, and modern updates. The main level features an attached garage and a separate entry to a generously sized bedroom complete with a full ensuite bathroom—an ideal space for guests, a home office, or a possible income potential. On the second level, you'll love the open concept main living area, featuring a cozy gas fireplace in the living room and an updated kitchen with brand-new appliances. A convenient half bath and laundry complete this level, making everyday living a breeze. The top floor is home to a beautiful primary suite with a walk-in closet and 4-piece ensuite, along with two additional bedrooms and another full bathroom. Additional updates include brand-new laminate flooring throughout and a new hot water tank, ensuring comfort and peace of mind. With low condo fees of just \$300/month, this home offers exceptional value in a prime Timberlea location, just steps away from Syncrude Athletic Park, bus stops, and close to schools, shopping, and all amenities. Don't miss your chance to make this beautifully maintained townhouse your new home!