



GRASSROOTS
REALTY GROUP

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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!