



7, 220 Swanson Crescent
Fort McMurray, Alberta

MLS # A2292701



\$295,000

Division:	Timberlea		
Type:	Residential/Four Plex		
Style:	3 (or more) Storey		
Size:	1,729 sq.ft.	Age:	2005 (21 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Driveway, Garage Faces Front, Single Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Front Yard, Landscaped, Lawn, See Remarks, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 300
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this bright and inviting townhouse offering the perfect combination of comfort, functionality, and thoughtful updates. The main level features an attached garage and a private entry to a generously sized bedroom complete with a full ensuite bathroom—an ideal setup for guests, a home office, or even potential rental income. On the second level, you’ll love the open-concept living space designed for everyday living and entertaining. The living room is warm and welcoming with a cozy gas fireplace, while the updated kitchen features brand-new appliances and plenty of space to cook and gather. A convenient half bathroom and laundry area complete this level. The top floor offers a beautiful primary retreat with a walk-in closet and 4-piece ensuite, along with two additional bedrooms and another full bathroom, providing plenty of room for family or guests. Recent updates include brand-new laminate flooring throughout and a new hot water tank, giving you added comfort and peace of mind. With low condo fees of just \$300/month, this home offers excellent value in a fantastic Timberlea location—just steps from Syncrude Athletic Park, bus stops, and close to schools, shopping, and all amenities. Don’t miss the opportunity to make this beautifully maintained townhouse your next home!