



**100 Swanson Crescent  
Fort McMurray, Alberta**

**MLS # A2297958**



**\$460,000**

<b>Division:</b>	Timberlea		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,165 sq.ft.	<b>Age:</b>	2005 (21 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R1S
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows		
<b>Inclusions:</b>	Garden Shed, Garage Heater.		

Welcome to 100 Swanson Crescent, an exceptionally well maintained bi-level that truly stands out for its immaculate condition and move-in ready appeal. Offering four bedrooms, three full bathrooms, a fully developed basement, and a long list of thoughtful updates, this home feels fresh, modern, and incredibly well cared for throughout. Recently painted from top to bottom in 2025, the interior presents a clean, bright space that is easy to love the moment you walk in. Additional recent touches include updated black door hardware and refreshed bathroom fixtures upstairs, adding a subtle modern finish to an already polished home. Set on a corner lot, the property offers excellent parking with a spacious front 3 car driveway, an attached heated double garage, and secured side access for a camper, trailer, or recreational toys. A double gate and added rock along the side provide both functionality and flexibility, while the front deck enjoys the sun well into the evening, creating the perfect setting to relax at the end of the day. Inside, a generous entryway welcomes you home before leading up to the bright main living area where vaulted ceilings enhance the open concept layout. The kitchen features two toned white and blue cabinetry, quartz countertops installed in 2021, stainless steel appliances, and an updated light fixture over the dining space. The living room is centred around a natural gas fireplace, creating a warm and inviting atmosphere for everyday living. The main floor offers three bedrooms, including a spacious primary with a private four piece ensuite. The additional bedrooms are thoughtfully positioned on the opposite side of the home, with another full bathroom conveniently located between them. The fully developed basement provides excellent additional living space with a large rec room finished with updated luxury vinyl plank flooring and new

baseboards. A projector and screen are already in place for movie nights, while a fourth bedroom and third full bathroom make this level ideal for guests, teenagers, or extended family. Additional updates include new shingles in 2024, a new furnace in 2022, and updated laundry in 2024, all contributing to the overall condition and peace of mind this home offers. From top to bottom, this property has been exceptionally well maintained and shows beautifully. With immediate possession available and nothing left to do but move in, 100 Swanson Crescent is a standout opportunity in Timberlea. Schedule your private showing today.