



**213 Swanson Crescent
Fort McMurray, Alberta**

MLS # A2301248



\$415,000

Division:	Timberlea		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,071 sq.ft.	Age:	2005 (21 yrs old)
Beds:	5	Baths:	2
Garage:	Concrete Driveway, Double Garage Attached, Garage Faces Front, Heated G		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Interior Lot, Landscaped, No Neig		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1S
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: As Is Where Is as per Schedule A

Backing onto a walking trail, this fully developed bungalow is designed for families who value space, comfort, and a layout that simply works. The open-concept main level is designed for both everyday living and entertaining, featuring vaulted ceilings and a spacious living room anchored by a cozy corner gas fireplace. The kitchen is equipped with ample counter and cabinet space, stainless steel appliances, and a timeless tile backsplash, seamlessly connecting to the dining and living areas. Enjoy the convenience of main floor laundry room with folding space that adds to the home's practicality. The spacious primary bedroom offers a beautifully renovated full ensuite complete with a stand-up shower, along with a walk-in closet. Two additional bedrooms share a full bathroom, creating an ideal setup for families. The fully developed basement extends your living space with a large recreational room perfect for movie nights, play space, or hosting. You'll also find 2 generous bedrooms and a renovated bathroom featuring a ceramic tile surround stand-up shower providing flexibility for guests or growing families. Step outside to a fully fenced and landscaped yard that backs directly onto a walking trail, offering added privacy and easy access to outdoor recreation. Located within walking distance to Syncrude Athletic Park and close to bus stops, this home combines lifestyle, comfort, and convenience in one complete package. Call to book your viewing today!