

# **\$335,000 - 33, 220 Swanson Crescent, Fort McMurray**

MLS® #A2209419

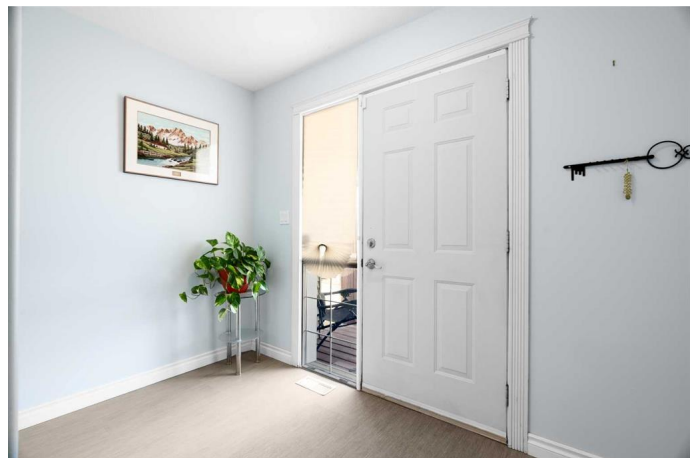
**\$335,000**

4 Bedroom, 4.00 Bathroom, 1,902 sqft

Residential on 0.06 Acres

Timberlea, Fort McMurray, Alberta

STUNNING end unit (4 bedrooms, 4 bathrooms) townhouse with a SEPARATE ENTRANCE in Timberlea! You will find modern farmhouse finishes throughout this fully updated home, including updated light fixtures. The beautiful kitchen is the heart of this home complete with a large ceramic white farmhouse style sink, upgraded stainless steel appliances (2018), subway tile backsplash, and oak/veneer countertops (2019). A natural wood barn door stands out as a focal point in the bright, well thought out open plan layout with the living and dining room. There are tons of natural light throughout this home. A half bathroom plus the washer & dryer complete this level. You will find 3 bedrooms, including a spacious primary bedroom, on the top floor. The primary bedroom has a beautiful 4 piece ensuite bathroom plus a large walk-in closet with a window! All the upstairs bedrooms have black out blinds and the bathrooms have honeycomb backsplash tiles. On the main level is the FOURTH BEDROOM with its own 4 piece ensuite bathroom with a SEPARATE ENTRANCE and a patio! There are so many possibilities with this area of the home! You will also have direct access to your single attached garage. Don't forget the central air, perfect for the hot summer months, plus the cozy fireplace in the living room for the colder winter months. Raven Ridge has LOW CONDO FEES of \$300 monthly and is very well managed. CALL for your private viewing today!



Built in 2005

## Essential Information

MLS® #	A2209419
Price	\$335,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,902
Acres	0.06
Year Built	2005
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey, Side by Side
Status	Active

## Community Information

Address	33, 220 Swanson Crescent
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 2W5

## Amenities

Amenities	Park, Playground, Visitor Parking
Parking Spaces	2
Parking	Concrete Driveway, Garage Faces Front, Off Street, Single Garage Attached
# of Garages	1

## Interior

Interior Features	Breakfast Bar, High Ceilings, Kitchen Island, Open Floorplan, See Remarks, Separate Entrance, Walk-In Closet(s), Wood Counters
Appliances	Central Air Conditioner, Dishwasher, Electric Range, Range Hood, Refrigerator, Washer/Dryer Stacked, Water Softener
Heating	Forced Air
Cooling	Central Air

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle
Has Basement	Yes
Basement	Exterior Entry, Finished, None, Walk-Out

## Exterior

Exterior Features	Balcony, BBQ gas line, Garden, Lighting
Lot Description	Few Trees, Garden, Landscaped, Lawn
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	April 8th, 2025
Days on Market	10
Zoning	R2

## Listing Details

Listing Office	COLDWELL BANKER UNITED
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