

# **\$279,900 - 50, 220 Swanson Crescent, Fort McMurray**

MLS® #A2221385

**\$279,900**

4 Bedroom, 4.00 Bathroom, 1,927 sqft

Residential on 0.00 Acres

Timberlea, Fort McMurray, Alberta

Welcome to this spacious and stylish three-storey townhouse located in the heart of Timberlea—a perfect fit for families or anyone looking for a well-appointed home with room to grow. With four bedrooms, three and a half bathrooms, and over three levels of functional living space, this property offers exceptional value and flexibility for a variety of lifestyles. As you step inside, you'll immediately notice the fresh, newly painted interior that gives the home a bright, clean, and move-in ready feel. On the main level, a private bedroom with its own 4-piece ensuite is ideal for guests, a home office, or multi-generational living. The second floor features an inviting open-concept living and dining area, complete with updated flooring, a cozy gas fireplace, and large windows that fill the space with natural light. This level is perfect for hosting, relaxing with family, or enjoying quiet evenings at home.

On the upper floor, the primary bedroom offers a peaceful retreat, featuring a walk-in closet and a full 4-piece ensuite. Two additional bedrooms and another full bathroom round out the top level, offering plenty of space for children, guests, or a dedicated work-from-home setup.

Enjoy summer evenings or weekend BBQs on the private deck, with space to unwind outdoors. The attached garage and off-street parking add to the home's convenience, while the location—just minutes from Syncrude Athletic Park—makes it easy to



enjoy outdoor recreation and community events.

Situated close to top-rated schools, parks, shopping, restaurants, and public transportation, this home truly offers the best of Timberlea living. Whether you're a growing family or simply looking for more space, this newly painted and well-cared-for townhouse is an excellent opportunity you won't want to miss.

Built in 2005

**Essential Information**

MLS® #	A2221385
Price	\$279,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,927
Acres	0.00
Year Built	2005
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

**Community Information**

Address	50, 220 Swanson Crescent
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 2W5

**Amenities**

Amenities	Snow Removal, Trash, Visitor Parking
Parking Spaces	2

Parking	Single Garage Attached, Add
# of Garages	1

### Interior

Interior Features	Kitchen Island
Appliances	Central Air Conditioner, Dishwasher, Electric Range, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Other
Lot Description	Front Yard, Landscaped
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	May 16th, 2025
Days on Market	12
Zoning	R2

### Listing Details

Listing Office	RE/MAX Connect
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