

# \$399,900 - 217 Swanson Crescent, Fort McMurray

MLS® #A2248492

**\$399,900**

5 Bedroom, 3.00 Bathroom, 1,244 sqft  
Residential on 0.09 Acres

Timberlea, Fort McMurray, Alberta

Detached garage, 5 Bedrooms, Finished basement. Located just steps from beautiful Syncrude Athletic Park, this inviting home offers a perfect blend of comfort and convenience. Step inside to a bright living room warmed by a cozy gas fireplace, creating the perfect spot to relax or entertain. The kitchen shines with sleek stainless steel appliances—including a new dishwasher and stove (2024)—and plenty of counter space for cooking and gatherings. Freshly painted in 2024, the main floor also features a spacious primary bedroom complete with a three-piece ensuite, plus two additional bedrooms offering flexibility for family, guests, or a home office.

The fully finished basement provides even more living space, with two generous bedrooms, a large recreation area and space for a potential kitchenette—perfect for extended family or guests. Outside, enjoy a detached garage with a gas heater installed in 2021, along with a driveway for ample parking. A new AC unit (2025) ensures year-round comfort. The backyard is quaint and low-maintenance, offering a cozy outdoor retreat without the hassle of extensive upkeep. Don't miss this opportunity, call for your viewing today!

Built in 2004

## Essential Information



MLS® #	A2248492
Price	\$399,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,244
Acres	0.09
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	217 Swanson Crescent
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K2V9

### Amenities

Parking Spaces	3
Parking	Concrete Driveway, Single Garage Detached
# of Garages	1

### Interior

Interior Features	Laminate Counters, See Remarks, Vaulted Ceiling(s), Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Electric Range, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

### Exterior

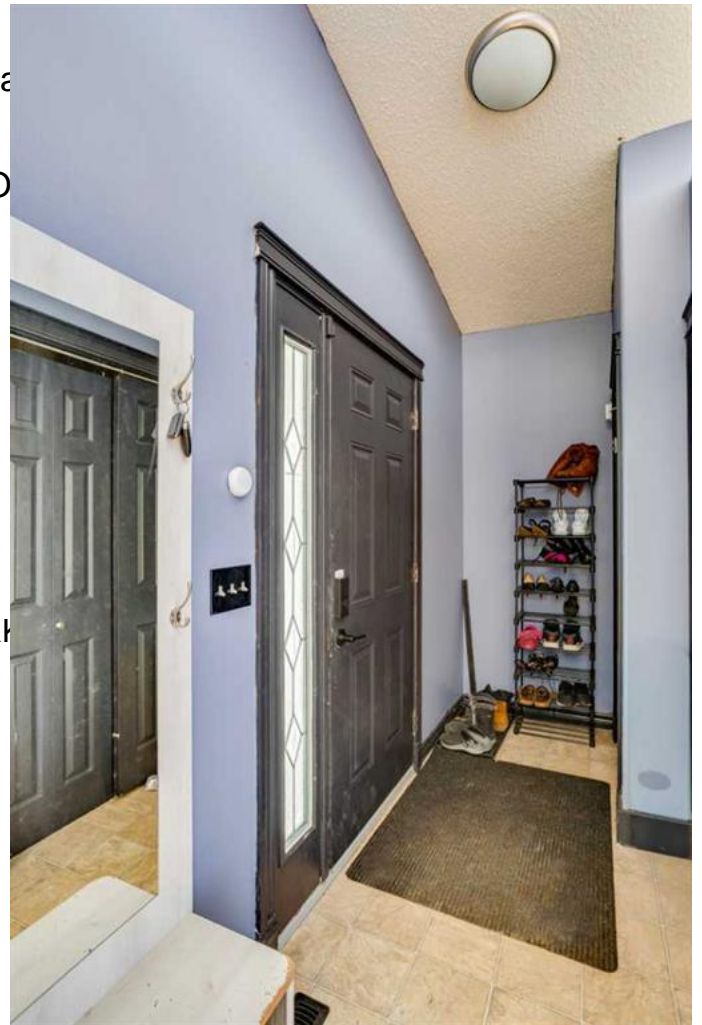
Exterior Features Other  
Lot Description Interior Lot, Other, See Remarks  
Roof Asphalt Shingle  
Construction Vinyl Siding, Wood Frame, Other  
Foundation Poured Concrete

### Additional Information

Date Listed August 14th, 2025  
Days on Market 56  
Zoning R1S

### Listing Details

Listing Office ROYAL LEPAGE BENCHMARK



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