

\$500,000 - 140 Swanson Crescent, Fort McMurray

MLS® #A2266645

\$500,000

4 Bedroom, 3.00 Bathroom, 1,164 sqft

Single Family on 0.11 Acres

Timberlea, Fort McMurray, Alberta

Welcome to 140 Swanson Crescent â€“ Beautifully Renovated Bi-Level in Timberlea. Situated on a large, fully fenced corner lot, this stunning bi-level home has been lovingly cared for and meticulously maintained for the past 12 years. Step inside to a welcoming foyer featuring vaulted ceilings, new herringbone tile flooring, wainscoting, and a spacious closet with custom built-in shelving. The open-concept main level is bright and inviting with vaulted ceilings and a timeless white kitchen showcasing quartz countertops, tile backsplash, an apron-front sink, stainless steel appliances, pot filler, and a large eat-up island. Additional kitchen features include a butlerâ€™s pantry, a broom closet, and a convenient beverage bar just off the dining areaâ€”ideal for entertaining! The living room, centered around a cozy natural gas fireplace, offers an open flow perfect for family gatherings. Step through the back door to your outdoor retreat: a large ground-level deck with a built-in outdoor kitchen complete with concrete countertops, stainless steel cabinetry, and a pergola providing shade and comfort. You also have a large fully fenced yard for all the activities! Back inside the primary suite features dual closets and with a 4-piece ensuite. A second bedroom and another full 4-piece bathroom complete the main level. The fully developed lower level offers an expansive family/recreation space adaptable to your needs, two additional bedrooms with built-in closets, + your third 4-piece bathroom,



and a convenient laundry room. The home also features a newly installed hot water on demand system, ready for hookup. The heated and finished garage provides excellent storage and functionality. With modern updates, elegant finishes, and an entertainerâ€™s dream outdoor spaceâ€”140 Swanson Crescent is move-in ready and waiting for you to call it home. Book your private tour today! (id:6289)

Built in 2005

Essential Information

Listing #	A2266645
Price	\$500,000
Bedrooms	4
Bathrooms	3.00
Square Footage	1,164
Acres	0.11
Year Built	2005
Type	Single Family
Sub-Type	Freehold
Style	Bi-level

Community Information

Address	140 Swanson Crescent
Subdivision	Timberlea
City	Fort McMurray
Province	Alberta
Postal Code	T9K2T3

Amenities

Amenities	Schools, Shopping
Features	French door, Closet Organizers
Parking Spaces	4
Parking	Attached Garage, Garage, Heated Garage
# of Garages	3

Interior

Appliances	See remarks
Heating	Natural gas Forced air
Cooling	Central air conditioning
Has Basement	Yes

Exterior

Exterior	Asphalt, Vinyl siding
Exterior Features	Landscaped
Foundation	Poured Concrete

Listing Details

Listing Office COLDWELL BANKER UNITED



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