# \$450,000 - 100 Swanson Crescent, Fort McMurray

MLS® #A2227935

### \$450,000

4 Bedroom, 3.00 Bathroom, 1,165 sqft Residential on 0.09 Acres

Timberlea, Fort McMurray, Alberta

Welcome to 100 Swanson Crescent: Move-in ready and turn key, this beautiful bi-level offers exceptional value with four bedrooms, three full bathrooms, a fully developed basement, and a long list of updates that make it feel fresh and modern. Recently painted from top to bottom (2025), this home is situated on a large lot with excellent parking options, an attached double garage, and secured side access for your camper or recreational toys.

A spacious driveway welcomes you home, with added rock to the side for extra parking or storage. A double gate offers convenient access along the side of the property, ideal for secured trailer or camper parking and the front and back deck both get sun until late into the evening making it the perfect place to unwind after work. The attached double garage is heated with a gas heater and currently set up as the ultimate rec space, complete with a pool table and fridgeâ€"perfect for casual entertaining or family fun.

Inside, a large entryway greets you with room to comfortably arrive home. Up a short flight of stairs, the main living area is bright and inviting, with vaulted ceilings enhancing the open-concept layout. The kitchen is a standout with two-toned cabinetry, quartz countertops (2021), stainless steel appliances, and an updated light fixture over the dining space. The living room centres around a cozy natural gas fireplace, creating a warm and welcoming







atmosphere.

Three bedrooms are found on the main floor, including a spacious primary with its own private four-piece ensuite. The additional two bedrooms are located on the opposite side of the home, with another four-piece bathroom conveniently placed between them.

Downstairs, the fully developed basement offers incredible versatility with a large rec space featuring updated luxury vinyl plank flooring, new baseboards, and a projector with a screen ready for movie nights. A fourth bedroom and a third full bathroom complete the lower level, offering the perfect setup for guests, teens, or extended family. Whether you need a home gym, playroom, or entertainment area, this basement delivers.

Additional recent upgrades include new shingles (2024), a new furnace (2022), updated laundry (2024), and luxury vinyl plank flooring, making this home truly move-in ready. Offering low-maintenance living and immediate possession, 100 Swanson Crescent is the perfect Timberlea home at an incredible price. Schedule your private tour today.

Built in 2005

Year Built

#### **Essential Information**

MLS® # A2227935
Price \$450,000
Bedrooms 4
Bathrooms 3.00
Full Baths 3
Square Footage 1,165
Acres 0.09

Type Residential

2005

Sub-Type Detached
Style Bi-Level
Status Active

## **Community Information**

Address 100 Swanson Crescent

Subdivision Timberlea

City Fort McMurray
County Wood Buffalo

Province Alberta
Postal Code T9K 2T3

#### **Amenities**

Parking Spaces 5

Parking Double Garage Attached, Driveway, Front Drive, Garage Door Opener,

Garage Faces Front, Heated Garage

# of Garages 2

#### Interior

Interior Features High Ceilings, Vinyl Windows, Kitchen Island, No Smoking Home, Open

Floorplan, Quartz Counters, Sump Pump(s), Vaulted Ceiling(s)

Appliances Garage Control(s), Refrigerator, Stove(s), Washer/Dryer, Window

Coverings, Dishwasher

Heating Forced Air Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Features Storage, Private Yard Lot Description Back Yard, Corner Lot

Roof Asphalt Shingle

Construction Vinyl Siding

Foundation Poured Concrete

#### **Additional Information**

Date Listed June 6th, 2025

Days on Market 137
Zoning R1S

# **Listing Details**

Listing Office The Agency North Central Alberta

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.