

140 Swanson Crescent  
Fort McMurray, Alberta

MLS # A2266645

**\$500,000**

|                  |                                       |               |                   |
|------------------|---------------------------------------|---------------|-------------------|
| <b>Division:</b> | Timberlea                             |               |                   |
| <b>Type:</b>     | Residential/House                     |               |                   |
| <b>Style:</b>    | Bi-Level                              |               |                   |
| <b>Size:</b>     | 1,164 sq.ft.                          | <b>Age:</b>   | 2005 (20 yrs old) |
| <b>Beds:</b>     | 4                                     | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Double Garage Attached, Heated Garage |               |                   |
| <b>Lot Size:</b> | 0.11 Acre                             |               |                   |
| <b>Lot Feat:</b> | Back Yard, Corner Lot, Landscaped     |               |                   |

|                    |                                                                                                                                                                        |                   |     |
|--------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air, Natural Gas                                                                                                                                                | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Laminate, Tile                                                                                                                                                 | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                                                                        | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full                                                                                                                                                                   | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Asphalt, Vinyl Siding                                                                                                                                                  | <b>Zoning:</b>    | R1S |
| <b>Foundation:</b> | Poured Concrete                                                                                                                                                        | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Breakfast Bar, Built-in Features, Closet Organizers, French Door, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Storage, Tankless Hot Water |                   |     |
| <b>Inclusions:</b> | Pergola over the dining set, BBQ, & EGG.                                                                                                                               |                   |     |

Welcome to 140 Swanson Crescent – 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 butler’s pantry, a broom closet, and a convenient beverage bar just off the dining area—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 entertainer’s dream outdoor space—140 Swanson Crescent is move-in ready and waiting for you to call it home.

Book your private tour today!