

# \$394,900 - 137 Swanson Crescent, Fort McMurray

MLS® #A2226983

**\$394,900**

5 Bedroom, 3.00 Bathroom, 1,162 sqft

Residential on 0.09 Acres

Timberlea, Fort McMurray, Alberta

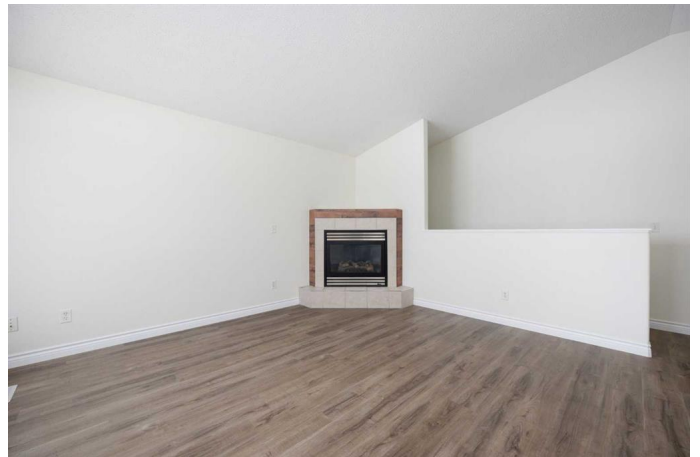
Charming, Affordable Home with Double Attached Garage!

Welcome to your perfect starter home! This inviting property features a spacious living area updated flooring throughout the main floor also you will find 3 bedrooms and two bathrooms, a cozy fireplace in the living room, and laundry. Brand new hot water tank recently installed as well. In the basement, two more additional bedrooms a bathroom and a rec room area. The double-attached garage offers ample storage and parking space. Enjoy a cozy, low-maintenance lifestyle in this move-in-ready gem. Don't miss out on this fantastic opportunity!

Built in 2004

## Essential Information

MLS® #	A2226983
Price	\$394,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,162
Acres	0.09
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active



## Community Information

Address	137 Swanson Crescent
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 2T3

## Amenities

Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Sump Pump(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full, Partially Finished

## Exterior

Exterior Features	Other
Lot Description	Backs on to Park/Green Space
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 2nd, 2025
Days on Market	4
Zoning	R1S

## Listing Details

Listing Office	RE/MAX Connect
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