

**100 Swanson Crescent  
Fort McMurray, Alberta**

**MLS # A2227935**



**\$500,000**

<b>Division:</b>	Timberlea		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,165 sq.ft.	<b>Age:</b>	2005 (20 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R1S
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows		

**Inclusions:** Garden Shed, Projector tv, screen and receiver, garage heater, garage: keg fridge and fridge negotiable.

Open House: Saturday, June 14th | 10:00am - 11:30am - 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 fridge—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.