

\$425,000 - 217 Swanson Crescent, Fort McMurray

MLS® #A2248492

\$425,000

5 Bedroom, 3.00 Bathroom, 1,244 sqft

Residential on 0.09 Acres

Timberlea, Fort McMurray, Alberta

Detached garage, 5 Bedrooms, Finished basement. Located just steps from beautiful Syncrude Athletic Park, this inviting home offers a perfect blend of comfort and convenience. Step inside to a bright living room warmed by a cozy gas fireplace, creating the perfect spot to relax or entertain. The kitchen shines with sleek stainless steel appliances—including a new dishwasher and stove (2024)—and plenty of counter space for cooking and gatherings. Freshly painted in 2024, the main floor also features a spacious primary bedroom complete with a three-piece ensuite, plus two additional bedrooms offering flexibility for family, guests, or a home office.

The fully finished basement provides even more living space, with two generous bedrooms, a large recreation area and space for a potential kitchenette—perfect for extended family or guests. Outside, enjoy a detached garage with a gas heater installed in 2021, along with a driveway for ample parking. A new AC unit (2025) ensures year-round comfort. The backyard is quaint and low-maintenance, offering a cozy outdoor retreat without the hassle of extensive upkeep. Don't miss this opportunity, call for your viewing today!

Built in 2005

Essential Information



MLS® #	A2248492
Price	\$425,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,244
Acres	0.09
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	217 Swanson Crescent
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K2V9

Amenities

Parking Spaces	3
Parking	Concrete Driveway, Single Garage Detached
# of Garages	1

Interior

Interior Features	Laminate Counters, See Remarks, Vaulted Ceiling(s), Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Electric Range, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Interior Lot, Other, See Remarks
Roof	Asphalt Shingle
Construction	Other, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 14th, 2025
Days on Market	6
Zoning	R1S

Listing Details

Listing Office	ROYAL LEPAGE BENCHMARK
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