

108 Swanson Crescent
Fort McMurray, Alberta

MLS # A2164316



\$459,900

Division:	Timberlea		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,231 sq.ft.	Age:	2004 (20 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1S
Foundation:	Poured Concrete	Utilities:	-

Features: Dry Bar, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Sauna, Storage, Sump Pump(s), Track Lighting, Vinyl Windows, Walk-In Closet(s)

Inclusions: CENTRAL AC, DISHWASHER, GARAGE CONTROL (S), MICROWAVE, REFRIGERATOR, STOVE, WASHER/DRYER,

CALLING ALL BUYERS!! Welcome to 108 Swanson Crescent; this charming 4 bedroom, 3 bathroom bungalow is located in the heart of Timberlea. The exterior of this home features a concrete driveway with a double detached garage, not to mention a NEW ROOF WITH WARRANTY! Walking in you'll be greeted with a beautiful open-concept living space, a big open kitchen with all BRAND NEW APPLIANCES, Featuring 3 bedrooms upstairs with 2 full bathrooms, one of the 3 bedrooms is the large Primary suite offering a walk in closet and full 3 piece en-suite. Your fully developed basement features 1 bedroom and 1 full bathroom with SAUNA SHOWER! There are many upgrades throughout; pride of ownership shines through. Some added features include: built in filtration system in the kitchen, There is a Newly installed central air (2024), Asphalt shingles completed (2023), This beautiful property is located near schools, shopping, parks, walking trails and so much more! Contact TODAY for a personal tour!