



GRASSROOTS
REALTY GROUP

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**177 Swanson Crescent
Fort McMurray, Alberta**

MLS # A2332306



\$529,900

Division:	Timberlea		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,329 sq.ft.	Age:	2004 (22 yrs old)
Beds:	5	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Driveway, Off Street, Parking P		
Lot Size:	0.09 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1S
Foundation:	Poured Concrete	Utilities:	-
Features:	Separate Entrance, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: Fridge x2, stove x 2, dishwasher, washer x 2, dryer x 2, garage heater , garage door opener & remote, microwave x2, central ac

Welcome to 277 Swanson Crescent, a 1329 sq. ft. bungalow with a 2-bedroom LEGAL basement suite—offering a fantastic combination of a well-maintained home, thoughtful upgrades and excellent income potential. Pride of ownership is evident throughout this move-in-ready property, which has been lovingly maintained and upgraded over the years. The bright and airy main floor features vaulted ceilings and large windows, creating a welcoming space that is perfect for everyday living and entertaining. The kitchen offers stainless steel appliances, a modern glass backsplash, plenty of counter space and an eat-up peninsula, opening seamlessly to the dining nook and living room. Patio doors lead to the fenced backyard, while the corner gas fireplace adds warmth and character to the living space. The main floor also offers a convenient 4-piece bathroom, mudroom/laundry room with access to the heated attached garage, and 3 bedrooms, including a spacious primary bedroom with two closets and a 3-piece ensuite. The 2-bedroom LEGAL basement suite is a standout feature, providing an excellent opportunity for rental income or additional space for family. The suite offers a massive full sized kitchen and living room, durable laminate flooring, its own private laundry, and 2 bedrooms—including one exceptionally large bedroom. The suite's washer and dryer were replaced in 2023. Additional updates include central air conditioning installed in 2023, a heated garage added in 2022, and Hunter Douglas blinds throughout the main floor further enhancing the comfort and functionality of this already well-cared-for home. Located just a short walk from Syncrude Athletic Park and close to the restaurants, shopping and amenities in the heart of Timberlea, this is a fantastic opportunity to own a move-in-ready home with the added benefit of a legal income-generating

suite. Properties offering this combination of condition, location and suite potential don't come along often!