



GRASSROOTS
REALTY GROUP

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280 Swallow Way
Fort McMurray, Alberta

MLS # A2349730



\$679,900

Division:	Timberlea		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,944 sq.ft.	Age:	2007 (19 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings		

Inclusions: N/A

WWelcome to 280 Swallow Way, a beautiful 1,944 sq. ft. two-storey home built by Qualico in prestigious Eagle Ridge. Located directly across from a scenic pond with a playground and walking/dog trail, and just one block from nearly 6 km of quiet, forested walking and biking trails. Inside features a bright living room with a gas fireplace, a dining area, and a large kitchen. Recent main floor and exterior upgrades include new white quartz kitchen countertops on the main floor and in the two bathrooms, a new microwave, a new washer, front wall fascia replacement, and freshly painted veranda flooring. Upstairs offers three bedrooms, including a spacious primary suite with a private ensuite. The fully renovated basement features a separate side entrance, new floor tiles, fresh paint on all walls and doors, and a new boiler water tank. Outside offers a private deck, attached rear garage, and extra parking behind the garage plus plenty of street parking. Enjoy top-tier convenience within a 5-minute walk (under 600m) to Walter & Gladys Hill Public School, St. Kateri Catholic School, The Commons at Eagle Ridge, company bus stops, and local transit routes. Within 10 to 15-minute walk (a quick 2-to-3-minute drive), access Landmark Cinemas, Save-On-Foods, Shoppers Drug Mart, major banks, medical and dental clinics, pharmacies, and gas stations. Call today to schedule your viewing!