



GRASSROOTS
REALTY GROUP

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46, 220 Swanson Crescent
Fort McMurray, Alberta

MLS # A2350822

\$284,900

Division:	Timberlea		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,926 sq.ft.	Age:	2005 (21 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Driveway, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Other		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Vinyl	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 225
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, Pantry, Walk-In Closet(s)		

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, Microwave and windows covering

Welcome to 46-220 Swanson Crescent — a spacious and stylish 4-bedroom, 3.5-bathroom, 3-storey townhouse in the heart of Timberlea, offering over 1,900 SQ FT of thoughtfully designed living space, a SINGLE ATTACHED GARAGE, and a layout that works beautifully for families or investors alike. The lower level welcomes you with a beautifully finished foyer featuring elegant wainscotting and durable vinyl plank flooring. This level also offers a self-contained bachelor suite with its OWN SEPARATE REAR ENTRANCE and a full 4-piece bathroom — perfect for extended family, guests, or an excellent mortgage helper opportunity. Head up to the main living level where the heart of the home truly shines. The bright and open living room features a stunning fireplace surround and eye-catching stone feature wall and mantel with bookshelves, flowing seamlessly onto the deck — ideal for relaxing evenings outdoors. The generous kitchen impresses with a pantry, plenty of wooden cabinetry, and a one-of-a-kind island that extends seamlessly into a dining table — blurring the line between cooking and gathering in the best possible way. A 2-piece powder room with laundry conveniently completes this level. The top floor is dedicated to rest and privacy, featuring a large primary bedroom with a generous walk-in closet with window, and a lovely private 4-piece ensuite. Two additional carpeted bedrooms and a full 4-piece bathroom round out the upper floor — plenty of space for a growing family. Close to parks, playgrounds, schools, and scenic walking and bike paths — this is an outstanding opportunity at an incredible price point. Book your private showing today!