

\$315,000 - 7, 220 Swanson Crescent, Fort McMurray

MLS® #A2264114

\$315,000

4 Bedroom, 4.00 Bathroom, 1,900 sqft
Residential on 0.04 Acres

Timberlea, Fort McMurray, Alberta

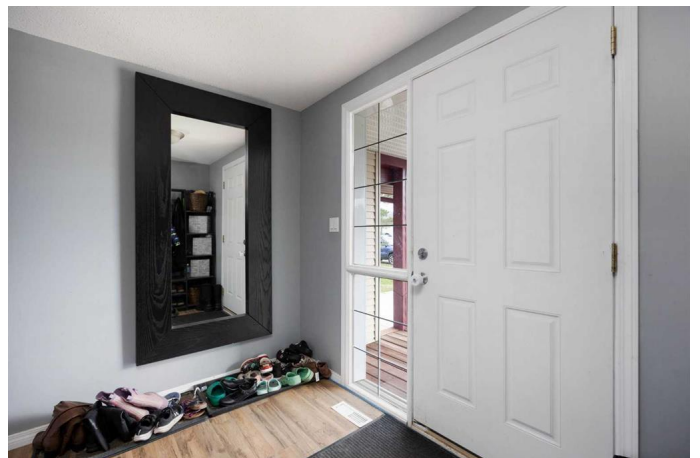
SPACIOUS 3-LEVEL TOWNHOUSE IN THE HEART OF TIMBERLEA

Welcome home to this bright and inviting townhouse that offers the perfect blend of comfort, functionality, and modern updates. The main level features an attached garage and a separate entry to a generously sized bedroom complete with a full ensuite bathroom—an ideal space for guests, a home office, or a possible income potential. On the second level, you’ll love the open concept main living area, featuring a cozy gas fireplace in the living room and an updated kitchen with brand-new appliances. A convenient half bath and laundry complete this level, making everyday living a breeze. The top floor is home to a beautiful primary suite with a walk-in closet and 4-piece ensuite, along with two additional bedrooms and another full bathroom.

Additional updates include brand-new laminate flooring throughout and a new hot water tank, ensuring comfort and peace of mind. With low condo fees of just \$300/month, this home offers exceptional value in a prime Timberlea location, just steps away from Syncrude Athletic Park, bus stops, and close to schools, shopping, and all amenities. Don’t miss your chance to make this beautifully maintained townhouse your new home!

Built in 2005

Essential Information



MLS® #	A2264114
Price	\$315,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,900
Acres	0.04
Year Built	2005
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

Community Information

Address	7, 220 Swanson Crescent
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 2W5

Amenities

Amenities	Trash
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

Interior

Interior Features	Built-in Features, No Smoking Home, See Remarks, Separate Entrance, Storage, Walk-In Closet(s)
Appliances	See Remarks
Heating	Central
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	See Remarks

Exterior

Exterior Features	None
Lot Description	Lawn, Level, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Other

Additional Information

Date Listed	October 17th, 2025
Days on Market	2
Zoning	R2

Listing Details

Listing Office	EXP REALTY
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