

\$500,000 - 140 Swanson Crescent, Fort McMurray

MLS® #A2266645

\$500,000

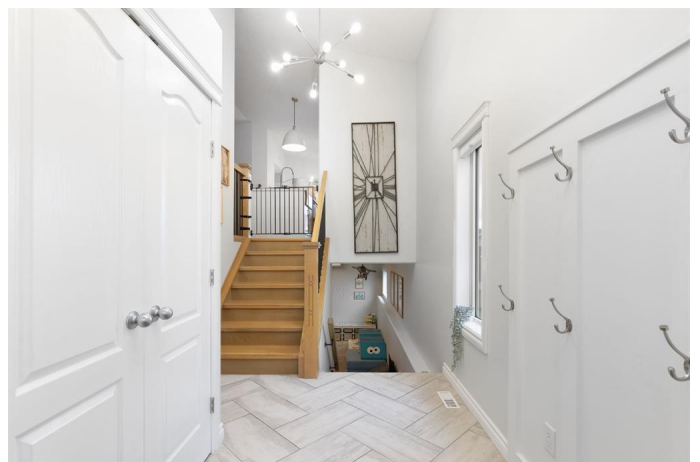
4 Bedroom, 3.00 Bathroom, 1,164 sqft

Residential on 0.11 Acres

Timberlea, Fort McMurray, Alberta

Welcome to 140 Swanson Crescent â€“ Beautifully Renovated Bi-Level in Timberlea. Situated on a large, fully fenced corner lot, this stunning bi-level home has been lovingly cared for and meticulously maintained for the past 12 years. Step inside to a welcoming foyer featuring vaulted ceilings, new herringbone tile flooring, wainscoting, and a spacious closet with custom built-in shelving.

The open-concept main level is bright and inviting with vaulted ceilings and a timeless white kitchen showcasing quartz countertops, tile backsplash, an apron-front sink, stainless steel appliances, pot filler, and a large eat-up island. Additional kitchen features include a butlerâ€™s pantry, a broom closet, and a convenient beverage bar just off the dining areaâ€”ideal for entertaining! The living room, centered around a cozy natural gas fireplace, offers an open flow perfect for family gatherings. Step through the back door to your outdoor retreat: a large ground-level deck with a built-in outdoor kitchen complete with concrete countertops, stainless steel cabinetry, and a pergola providing shade and comfort. You also have a large fully fenced yard for all the activities! Back inside the primary suite features dual closets and with a 4-piece ensuite. A second bedroom and another full 4-piece bathroom complete the main level. The fully developed lower level offers an expansive family/recreation space adaptable to your needs, two additional bedrooms with built-in closets, + your third 4-piece bathroom,



and a convenient laundry room. The home also features a newly installed hot water on demand system, ready for hookup. The heated and finished garage provides excellent storage and functionality. With modern updates, elegant finishes, and an entertainer’s dream outdoor space”140 Swanson Crescent is move-in ready and waiting for you to call it home. Book your private tour today!

Built in 2005

Essential Information

MLS® #	A2266645
Price	\$500,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,164
Acres	0.11
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	140 Swanson Crescent
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K2T3

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Heated Garage
# of Garages	2

Interior

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, French Door, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Storage, Tankless Hot Water
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Corner Lot, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Asphalt
Foundation	Poured Concrete

Additional Information

Date Listed	October 28th, 2025
Days on Market	5
Zoning	R1S

Listing Details

Listing Office	COLDWELL BANKER UNITED
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.