

**137 Swanson Crescent  
Fort McMurray, Alberta**

**MLS # A2226983**



**\$394,900**

<b>Division:</b>	Timberlea		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,162 sq.ft.	<b>Age:</b>	2004 (21 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space		

**Heating:** Forced Air, Natural Gas

**Floors:** Tile, Vinyl Plank

**Roof:** Asphalt Shingle

**Basement:** Finished, Full, Partially Finished

**Exterior:** Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** Sump Pump(s)

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R1S

**Utilities:** -

**Inclusions:** none

Charming, Affordable Home with Double Attached Garage! Welcome to your perfect starter home! This inviting property features a spacious living area updated flooring throughout the main floor also you will find 3 bedrooms and two bathrooms, a cozy fireplace in the living room, and laundry. Brand new hot water tank recently installed as well. In the basement, two more additional bedrooms a bathroom and a rec room area. The double-attached garage offers ample storage and parking space. Enjoy a cozy, low-maintenance lifestyle in this move-in-ready gem. Don't miss out on this fantastic opportunity!