



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**191 RATTLEPAN CREEK Crescent, Fort McMurray T9K 2V5**

MLS® #: **A2087154**

Area: **Timberlea**

Listing Date: **10/12/23**

List Price: **\$714,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Detached**

City/Town:

**Fort McMurray**

Year Built:

**2006**

Lot Information

Lot Sz Ar:

**4,792 sqft**

Lot Shape:

Finished Floor Area

Abv Sqft:

**2,268**

Low Sqft:

Ttl Sqft:

**2,268**

DOM

**210**

Layout

Beds:

**5 (3 2 )**

Baths:

**3.5 (3 1)**

Style:

**2 Storey**

Parking

Ttl Park:

**5**

Garage Sz:

**2**

Access:

Lot Feat:

**Back Yard,Backs on to Park/Green Space,Creek/River/Stream/Pond,Few Trees,Front Yard,Lawn,Landscaped,Street Lighting,Private,Sloped Down**

Park Feat:

**Double Garage Attached,Off Street,Parking Pad**

Utilities and Features

Roof:

**Asphalt Shingle**

Heating:

**Forced Air,Natural Gas**

Sewer:

Ext Feat:

**Built-in Barbecue,Fire Pit,Lighting,Private Yard**

Construction:

**Concrete,Wood Frame**

Flooring:

**Carpet,Tile,Vinyl**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Dishwasher,Double Oven,Dryer,Humidifier,Microwave Hood Fan,Refrigerator,Stove(s),Washer,Washer/Dryer,Window Coverings**

Int Feat:

**Breakfast Bar,Closet Organizers,High Ceilings,No Smoking Home,Pantry,Vaulted Ceiling(s),Walk-In Closet(s)**

Utilities:

# Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	12`4" x 12`10"	Living Room	Main	14`7" x 14`0"
Dining Room	Main	11`0" x 11`10"	Bedroom - Primary	Upper	14`7" x 13`6"
Bedroom	Upper	10`0" x 13`0"	Bedroom	Upper	11`0" x 13`0"
Bedroom	Basement	11`0" x 12`0"	Breakfast Nook	Main	10`0" x 13`0"
Family Room	Upper	13`6" x 19`0"	Bedroom	Basement	10`0" x 11`0"
5pc Ensuite bath	Upper	0`0" x 0`0"	4pc Bathroom	Upper	0`0" x 0`0"
4pc Bathroom	Basement	0`0" x 0`0"	2pc Bathroom	Main	0`0" x 0`0"

# Legal/Tax/Financial

Title: **Fee Simple**  
 Legal Desc: **0425986**  
 Zoning: **R1**

# Remarks

Pub Rmks: **For additional information, please click on Brochure button below. Welcome to 191 Rattlepan! This is a fully developed 2268 sqft, 2-story walkout, with illegal suite backs onto walking trails! Some added features of this home include 2 furnaces, AC, and 2 gas fireplaces. The double-attached heated garage has a side entrance and extra storage. Some of the recent upgrades include flooring, kitchen, bathrooms, lighting, and new window blinds. The bright 2 bedroom illegal suite with its own entrance, patio, laundry, and storage has extra-large windows making it not feel like a basement at all! The property is fully fenced and landscaped with a stone firepit and a new garden shed. It is a beautiful, bright, and clean home that has been lovingly cared for and is awaiting its new owners.**

Inclusions: **n/a**  
 Property Listed By: **Easy List Realty**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (780) 804-4800**









