



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**262 RATTLEPAN CREEK Crescent, Fort McMurray T9K 2V4**

MLS® #: **A2111998**

Area: **Timberlea**

Listing Date: **03/13/24**

List Price: **\$453,150**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$12k, 16-Apr**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Detached**

City/Town:

**Fort McMurray**

Year Built:

**2006**

Lot Information

Finished Floor Area

Abv Sqft:

**1,622**

Low Sqft:

Lot Sz Ar:

**3,485 sqft**

Ttl Sqft:

**1,622**

Lot Shape:

DOM

**56**

Layout

Beds:

**5 (3 2 )**

Baths:

**3.5 (3 1)**

Style:

**2 Storey**

Parking

Ttl Park:

**2**

Garage Sz:

**2**

Access:

Lot Feat:

**Back Yard,Lawn,Standard Shaped Lot**

Park Feat:

**Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Central,Natural Gas**

Sewer:

Ext Feat: **Lighting,Other**

Construction:

**See Remarks,Vinyl Siding,Wood Frame**

Flooring:

**Carpet,Concrete,Hardwood,Laminate**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**See Remarks**

Int Feat:

**Kitchen Island,Laminate Counters,Pantry,See Remarks,Separate Entrance,Storage,Vinyl Windows**

Utilities:

Room Information

Room

Level

Dimensions

**2pc Bathroom**

**Main**

**5`7" x 4`9"**

**Dining Room**

**Main**

**5`1" x 8`10"**

**Kitchen**

**Main**

**13`9" x 12`5"**

**4pc Bathroom**

**Second**

**10`2" x 4`11"**

**Bedroom**

**Second**

**9`8" x 14`10"**

**Bedroom - Primary**

**Second**

**14`3" x 14`3"**

**Kitchenette**

**Basement**

**7`0" x 2`4"**

Room

Level

Dimensions

**Den**

**Main**

**9`10" x 10`5"**

**Foyer**

**Main**

**8`3" x 7`11"**

**Living Room**

**Main**

**14`10" x 18`9"**

**4pc Ensuite bath**

**Second**

**8`3" x 4`11"**

**Bedroom**

**Second**

**8`8" x 11`4"**

**4pc Bathroom**

**Basement**

**6`8" x 5`0"**

**Bedroom**

**Basement**

**8`9" x 12`1"**

Bedroom Furnace/Utility Room	Basement Basement	8`4" x 14`1" 3`6" x 9`5"	Game Room	Basement	13`8" x 21`0"
Legal/Tax/Financial					
Title: Fee Simple		Zoning: R1S			
Legal Desc:		425985		Remarks	
Pub Rmks:		<p>Welcome to this spacious family home located in a desirable family neighborhood of Timberlea. With ample room for everyone, this property offers a total of 5 bedrooms plus MAIN FLOOR DEN/OFFICE and 4 bathrooms across its three levels. As you step inside, you'll be greeted by a den or office space, perfect for those who work from home or need a dedicated area for study or playroom. The main floor features hardwood flooring throughout, leading you to the heart of the home: the kitchen. Boasting a large L-shaped island, eat-up breakfast bar, and corner pantry, this kitchen is sure to impress any chef in the family. Adjacent to the kitchen is a cozy dining area, ideal for family meals, which flows seamlessly into the spacious living room highlighted by a gas fireplace. Upstairs, you'll find three bedrooms, including the primary bedroom complete with a large walk-in closet and four-piece ensuite bathroom. Another four-piece bathroom and convenient laundry facilities round out the second floor. But the surprises don't end there! Downstairs, a separate entrance leads to a fully developed basement with a kitchenette, separate laundry area, two additional bedrooms, and another four-piece bathroom. This space is perfect for guests, teenagers, or even as a potential mortgage helper. Outside, the landscaped backyard provides a private oasis for relaxation and play, with a fenced yard ensuring safety for children and pets alike. A detached double garage offers ample parking and storage space. Don't miss out on the opportunity to make this your new family home! Schedule a viewing today and see all that this property has to offer.</p>			
Inclusions:		SOLD AS IS WHERE IS			
Property Listed By:		COLDWELL BANKER UNITED			

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















