



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**267 RATTLEPAN CREEK Crescent, Fort McMurray T9K2V4**

MLS®#: **A2138112**

Area: **Timberlea**

Listing Date: **06/04/24**

List Price: **\$515,000**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Fort McMurray**  
Year Built: **2005**  
Lot Information  
Lot Sz Ar: **4,973 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **1,663**  
Low Sqft:  
Ttl Sqft: **1,663**

DOM

**104**  
Layout  
Beds: **3 (3 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Parking

Ttl Park: **4**  
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,City Lot,Landscaped,See Remarks**  
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Fireplace(s),Forced Air**  
Sewer:  
Ext Feat: **Private Yard,Storage**

Construction: **Vinyl Siding**  
Flooring: **Carpet,Ceramic Tile,Hardwood**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Stove,Microwave,Refrigerator,Washer/Dryer**  
Int Feat: **Ceiling Fan(s),Central Vacuum,Closet Organizers,Jetted Tub,Kitchen Island,Open Floorplan,Pantry,See Remarks**  
Utilities:

Room Information

Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`3" x 5`9"</b>
<b>Kitchen</b>	<b>Main</b>	<b>8`4" x 12`8"</b>
<b>Laundry</b>	<b>Main</b>	<b>8`1" x 10`0"</b>
<b>4pc Ensuite bath</b>	<b>Second</b>	<b>9`8" x 9`2"</b>
<b>Bedroom</b>	<b>Second</b>	<b>12`5" x 10`8"</b>

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>9`10" x 14`8"</b>
<b>Living Room</b>	<b>Main</b>	<b>16`11" x 15`3"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>12`7" x 14`8"</b>
<b>Bedroom</b>	<b>Second</b>	<b>10`0" x 13`2"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>5`2" x 9`3"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**0425986**

Zoning:  
**R1S**

Remarks

Pub Rmks: **Located in an established family friendly neighbourhood, this beautiful two story home offers both comfort and style. Featuring three spacious bedrooms, 2.5 bathrooms and an attached double garage, this home is perfect for growing families. The heart of the home is the open concept kitchen and living room. The bright sunny kitchen comes complete with a large island and corner pantry, giving tons of storage! The cozy living room is so inviting with a gas fireplace, and hardwood floors, making the main level perfect for entertaining. The backyard with deck and storage shed, is perfect for kids to play, animals to lounge, or the gardener of the family! Located steps from walking trails that leads directly to schools, parks and playground, making it perfect and safe for young families or walking/biking enthusiasts. The attached heated garage is perfect for our cold winters, or storing all your goods. The basement is a blank space, leaving opportunity for you to create your perfect space. The A/C, garage heater, and shingles are all under 5 years old. This home is extremely well kept, and move in ready. Call to view today!!**

Inclusions:  
Property Listed By: **COLDWELL BANKER UNITED**

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







