



THE
A-TEAM

**RE/MAX
FIRST**

254 RATTLEPAN CREEK Crescent, Fort McMurray T9K 2V6

MLS®#: **A2213937**

Area: **Timberlea**

Listing Date: **04/24/25**

List Price: **\$450,000**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$10k, 03-Jul**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

2006

Lot Information

Lot Sz Ar:

3,487 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

1,626

Low Sqft:

Ttl Sqft:

1,626

DOM

77

Layout

Beds:

5 (3 2)

Baths:

3.5 (3 1)

Style:

2 Storey

Parking

Ttl Park:

2

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Back Lane,Back Yard,Front Yard,Lawn

Alley Access,Double Garage Detached,Garage Door Opener,Garage Faces Rear,Heated Garage

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Private Entrance,Private Yard**

Construction:

Vinyl Siding

Flooring:

Carpet,Hardwood,Tile

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Microwave,Refrigerator,Stove(s),Washer/Dryer,Window Coverings

Int Feat:

Built-in Features,Kitchen Island,Laminate Counters,No Smoking Home,Open Floorplan,Pantry,Separate Entrance,Storage,Vinyl Windows,Walk-In Closet(s)

Utilities:

Room Information

Room

Level

Dimensions

Room

Level

Dimensions

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

0425986

Zoning:

R1S

Remarks

Pub Rmks:

FRESHLY PAINTED | SEP ENTRY BASEMENT | LARGE FLOOR PLAN Welcome to 254 Rattlepan Creek Crescent: This bright, spacious, and freshly painted two-storey

home sits on a quiet Timberlea crescent and checks all the boxes—offering a functional 1,626 sq ft above-grade layout with a front den, separate entry basement, and a detached double car garage with alley access. Just steps from walking trails that connect to nearby schools, parks, fields, and the many great amenities Timberlea has to offer, the location is as convenient as it is peaceful. A covered front porch enhances the curb appeal, and inside, a tiled entryway connects you to a two-piece bathroom on one side and a front den on the other—a perfect space for a home office, sitting room, or play area. The open-concept main living area is bright and welcoming, with a gas fireplace and built-in shelving anchoring the living room, which flows effortlessly into the dining space and kitchen. The kitchen features an island, a pantry for added storage, and updated appliances since 2018—including a microwave (2023) and a fridge (2025). Step out onto the large back deck and enjoy entertaining in the fully fenced yard, complete with a gas line for your BBQ, a storage shed, and raised garden beds—perfect for summer evenings and weekend relaxation. Upstairs, three generous bedrooms offer comfortable living space, including the primary suite with a walk-in closet and an ensuite bathroom featuring a jetted tub, separate shower, and built-in shelving. The upper level is freshly painted, consistent with the main floor and basement (2025). Upstairs occupants will love the updated stacked washing machines found at the bottom of the lower level stairs (2023) while the the separate entry basement is fully developed with two additional bedrooms, a wet bar, a full-sized fridge and a second set of laundry machines—an ideal setup for long-term guests, extended family, or older children looking for their own space. The heated double detached garage offers plenty of room to park vehicles or store your toys and gear year-round—and could easily double as a hobby space or hangout zone. Move-in ready and located in a family-friendly neighbourhood, this home offers space, function, and flexibility. Schedule your private tour today.

Inclusions:
Property Listed By:

FRIDGE X2, ELECTRIC GARAGE HEATER
The Agency North Central Alberta

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













