



THE
A-TEAM

**RE/MAX
FIRST**

134 RATTLEPAN CREEK Crescent, Fort McMurray T9K 2V3

MLS®#: **A2217201**

Area: **Timberlea**

Listing Date: **05/05/25**

List Price: **\$389,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$9k, 19-Jun**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

2005

Lot Information

Finished Floor Area

Lot Sz Ar:

3,627 sqft

Lot Shape:

Abv Sqft:

1,421

Low Sqft:

Ttl Sqft:

1,421

DOM

66

Layout

Beds:

4 (3 1)

Baths:

2.5 (2 1)

Style:

2 Storey

Parking

Ttl Park:

2

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Back Yard,Landscaped,Lawn,Rectangular Lot

Double Garage Detached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Private Yard**

Construction:

Vinyl Siding,Wood Frame

Flooring:

Carpet,Laminate,Linoleum

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **None**

Int Feat: **Kitchen Island,Separate Entrance,Sump Pump(s),Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	
Living Room	Main	12`6" x 20`5"
Bedroom	Second	9`3" x 11`8"
Bedroom - Primary	Second	15`0" x 14`4"
Bedroom	Basement	10`5" x 9`5"
Kitchenette	Basement	5`5" x 8`10"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Eat in Kitchen	Main	19`1" x 10`0"
4pc Bathroom	Second	
Bedroom	Second	9`4" x 11`8"
3pc Bathroom	Basement	
Game Room	Basement	12`6" x 19`11"
Furnace/Utility Room	Basement	5`1" x 8`10"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0425986

Zoning:
R1S

Remarks

Pub Rmks:

Buying your first home? This might be just what you're looking for. This 2-storey home in Timberlea gives you space to grow, a smart layout, and a big detached garage. It also needs a little bit of TLC—just enough to make it your own without being too much to handle. Think of it as your chance to build some sweat equity and add your personal touch. With 1,421 square feet of space, this home has 4 bedrooms and 2.5 bathrooms. There's room for a small family, guests, or even a home office. The eat-in kitchen gives you space to cook and dine together, and the living room is cozy with a gas fireplace for chilly evenings. Upstairs, the primary bedroom has a large walk-in closet to keep things organized. The main bathroom is a full 4-piece, and the two extra bedrooms are great for kids, guests, or a hobby room. Downstairs, there's an illegal 1-bedroom suite with a kitchenette. It gives you options—a spot for a teen, family member, or even a rec space. The backyard has room for a trampoline or space to run and play. And if you love toys or tools, you'll love the detached garage—it's 24' x 22'5", with room for your vehicles and then some. The lot is 3,628 square feet, so you've got outdoor space without too much yard work. And best of all, this home is close to great schools, parks, shopping and transit—everything a first-time buyer needs to settle in and feel at home. This home is being sold as is, where is. Check out the detailed floor plans where you can see every sink and shower in the home, 360 tour and video. Are you ready to say yes to this address?

Inclusions:
Property Listed By:

**no chattels as is where is on possession
RE/MAX Connect**

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









