

# **\$524,900 - 122 Rattlepan Creek Crescent, Fort McMurray**

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MLS® #A2251211

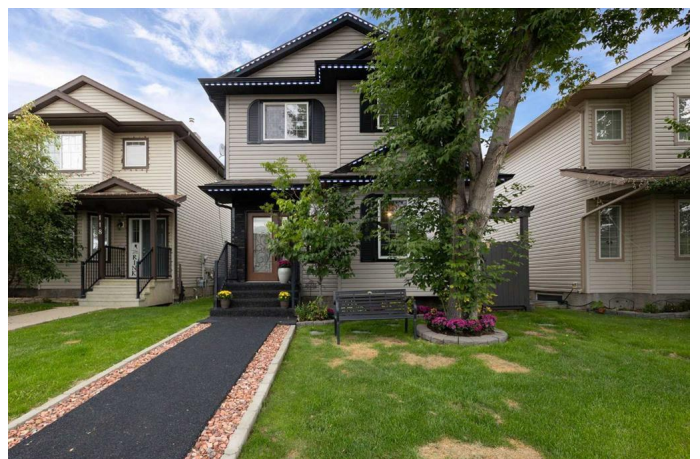
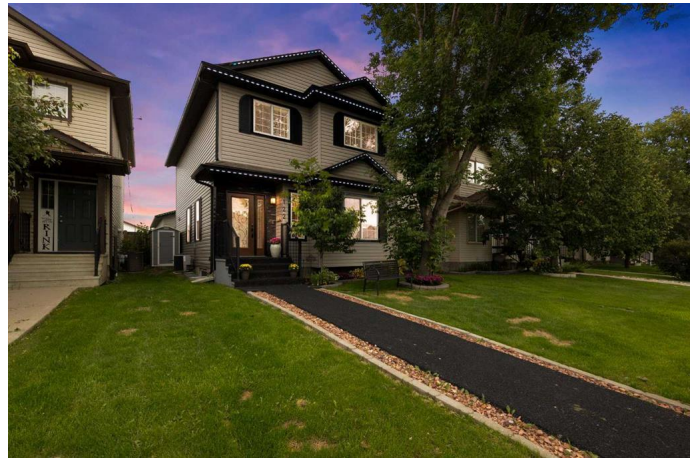
**\$524,900**

4 Bedroom, 3.00 Bathroom, 1,488 sqft  
Residential on 0.08 Acres

Timberlea, Fort McMurray, Alberta

Welcome to 122 Rattlepan Creek Crescent! This well-maintained 4 bedrooms and 2.5 bathrooms family home offers 2,135 sq ft of living space, a HUGE 31x23 DEATCHED HEATED GARAGE built in 2010, driveway with 3 more parking spots and CENTRAL AIR CONDITIONING. As you step in the front door, you will be welcome into the bright living room with hardwood flooring and gas fireplace, next is the dining room and at the back is the large kitchen featuring plenty of wooden cabinetry, a corner panty and a breakfast nook next to the sliding doors for easy access to the rear deck. To complete the main floor is 2-piece bathroom with laundry. On the upper level, you will find 2 good size bedrooms and the large primary bedroom with a beautiful wood panel wall, a huge walk-in-closet and direct access to the main 4-piece bathroom. In the basement is a family room, one more bedroom, a 3-piece bathroom, a storage room and a laundry room with second set of appliances and a door to access the yard. The backyard has a large deck perfect for entertainment and the huge garage has more than enough space for extra storage. Located in a quiet, family friendly neighborhood, close to school, playgrounds and walking trails. Call today to book your appointment to view this beautiful family home!

Built in 2005



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2251211    |
| Price          | \$524,900   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,488       |
| Acres          | 0.08        |
| Year Built     | 2005        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 122 Rattlepan Creek Crescent |
| Subdivision | Timberlea                    |
| City        | Fort McMurray                |
| County      | Wood Buffalo                 |
| Province    | Alberta                      |
| Postal Code | T9K 2V3                      |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 5                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------|
| Interior Features | Pantry                                                                                                         |
| Appliances        | Central Air Conditioner, Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer Stacked, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                        |
| Cooling           | Central Air                                                                                                    |
| Fireplace         | Yes                                                                                                            |
| # of Fireplaces   | 1                                                                                                              |
| Fireplaces        | Gas, Living Room                                                                                               |
| Has Basement      | Yes                                                                                                            |
| Basement          | Full                                                                                                           |

**Exterior**

|                   |                        |
|-------------------|------------------------|
| Exterior Features | Lighting, Private Yard |
| Lot Description   | Back Lane              |
| Roof              | Asphalt                |
| Construction      | Vinyl Siding           |
| Foundation        | Poured Concrete        |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 25th, 2025 |
| Days on Market | 87                |
| Zoning         | R1S               |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | KIC Realty |
|----------------|------------|

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