

\$339,900 - 134 Rattlepan Creek Crescent, Fort McMurray

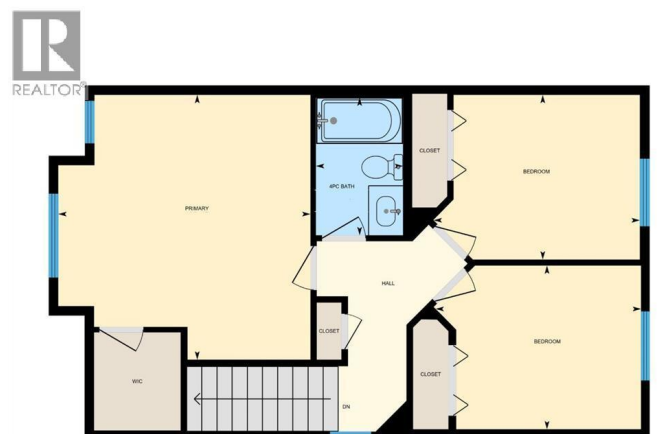
MLS® #A2217201

\$339,900

4 Bedroom, 3.00 Bathroom, 1,421 sqft
Single Family on 0.08 Acres

Timberlea, Fort McMurray, Alberta

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 a 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? (id:6289)

Built in 2005

Essential Information

Listing #	A2217201
Price	\$339,900
Bedrooms	4
Bathrooms	3.00
Half Baths	1
Square Footage	1,421
Acres	0.08
Year Built	2005
Type	Single Family
Sub-Type	Freehold

Community Information

Address	134 Rattlepan Creek Crescent
Subdivision	Timberlea
City	Fort McMurray
Province	Alberta
Postal Code	T9K2V3

Amenities

Amenities	Park, Playground, Schools, Shopping
Features	PVC window
Parking Spaces	2
Parking	Detached Garage
# of Garages	2

Interior

Appliances	None
Heating	Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1

# of Stories	2
Has Basement	Yes
Basement	Separate entrance, Suite

Exterior

Exterior	Vinyl siding
Exterior Features	Landscaped, Lawn
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office	RE/MAX Connect
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