



GRASSROOTS
REALTY GROUP

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**134 Rattlepan Creek Crescent
Fort McMurray, Alberta**

MLS # A2217201



\$349,900

Division:	Timberlea		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,421 sq.ft.	Age:	2005 (20 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Separate/Exterior Entry, Suite	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1S
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Separate Entrance, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: no chattels as is where is on possession

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?