



GRASSROOTS
REALTY GROUP

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

MLS # A2251211



\$524,900

Division:	Timberlea		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,488 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 Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1S
Foundation:	Poured Concrete	Utilities:	-
Features:	Pantry		

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, Microwave and windows covering

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!