



GRASSROOTS
REALTY GROUP

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

MLS # A2251619



\$424,900

Division:	Timberlea		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,626 sq.ft.	Age:	2006 (19 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1S
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	FRIDGE X2, ELECTRIC GARAGE HEATER		

FRESHLY PAINTED | SEP ENTRY BASEMENT | LARGE FLOOR PLAN Welcome to 254 Rattlepan Creek Crescent: This bright, spacious, and freshly painted two-storey home sits on a quiet Timberlea crescent and checks all the boxes—offering a functional 1,626 sq ft above-grade layout with a front den, separate entry basement, and a detached double car garage with alley access. Just steps from walking trails that connect to nearby schools, parks, fields, and the many great amenities Timberlea has to offer, the location is as convenient as it is peaceful. A covered front porch enhances the curb appeal, and inside, a tiled entryway connects you to a two-piece bathroom on one side and a front den on the other—a perfect space for a home office, sitting room, or play area. The open-concept main living area is bright and welcoming, with a gas fireplace and built-in shelving anchoring the living room, which flows effortlessly into the dining space and kitchen. The kitchen features an island, a pantry for added storage, and updated appliances since 2018—including a microwave (2023) and a fridge (2025). Step out onto the large back deck and enjoy entertaining in the fully fenced yard, complete with a gas line for your BBQ, a storage shed, and raised garden beds—perfect for summer evenings and weekend relaxation. Upstairs, three generous bedrooms offer comfortable living space, including the primary suite with a walk-in closet and an ensuite bathroom featuring a jetted tub and built-in shelving. The upper level is freshly painted, consistent with the main floor and basement (2025). Upstairs occupants will love the updated stacked washing machines found at the bottom of the lower level stairs (2023) while the the separate entry basement is fully developed with two additional bedrooms, a wet bar, a full-sized fridge and a second set of

laundry machines—an ideal setup for long-term guests, extended family, or older children looking for their own space. The heated double detached garage offers plenty of room to park vehicles or store your toys and gear year-round—and could easily double as a hobby space or hangout zone. Move-in ready and located in a family-friendly neighbourhood, this home offers space, function, and flexibility. Schedule your private tour today.