



GRASSROOTS
REALTY GROUP

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

MLS # A2255995



\$699,900

| | | | |
|------------------|---|---------------|-------------------|
| Division: | Timberlea | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,086 sq.ft. | Age: | 2005 (20 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage | | |
| Lot Size: | 0.11 Acre | | |
| Lot Feat: | Back Yard, Backs on to Park/Green Space, Front Yard, Garden, Landscaped, | | |

| | | | |
|--------------------|---|-------------------|-----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Separate/Exterior Entry, Finished, Full, Suite, Walk-Out To Grade | LLD: | - |
| Exterior: | Vinyl Siding | Zoning: | R1S |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Central Vacuum, Chandelier, Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar | | |
| Inclusions: | SHED, MICROWAVE X2, STAND UP FREEZER, BEVERAGE FRIDGE, PROJECTOR AND SCREEN. | | |

Welcome to 223 Rattlepan Creek Crescent: a home that raises the bar for family living in Timberlea. Perfectly situated on a quiet, no-through street, this Alves-built home backs directly onto walking trails that connect to Christina Gordon/St Martha (5 min walk), with no streets to cross and also very convenient for walking to Holy Trinity/McTavish within 10 mins. It's one of the safest, most convenient locations for families, and the home is just as impressive. The curb appeal is warm and inviting with a refreshed front deck and mature landscaping. Inside, the home is bright and open with remote-control custom blinds, hardwood and tile floors, and a stone-veneer gas fireplace with a feature timber mantel from the 2016 Wild Fire in the living room. The kitchen offers granite counters, a walk-through pantry, stainless steel appliances (including a 2023 Cafe double oven and smart fridge with beverage centre), and a Restoration Hardware wagon-wheel chandelier above the dining space. All lighting on the main level has been updated, and the sun-drenched SE exposure means natural light all day, even in the winter months. Completing this level are laundry facilities and a two-piece powder room with a fun pop of colour and character. Upstairs, you'll find a spacious bonus room with soaring ceilings and a second gas fireplace, plus three bedrooms including a primary retreat with a walk-in closet and ensuite with a soaker tub. The bedrooms have fresh paint and each offers generous space. The walk-out basement adds incredible value and is the ultimate space to watch movies or the big game with a professionally designed Dolby Atmos home theatre. A wet bar with high-end cabinetry, quartz counters, and a brick veneer feature wall make it perfect for entertaining along with views of the beautiful backyard with windows that line the back wall. The lower level

also offers in-floor heat, a four-piece bathroom, and a flexible space at the bottom of the stairs that could serve as a bedroom, guest space, or home office. The outdoor living space is just as exceptional. The upper dura deck has a composite privacy wall and gas lines for both a BBQ and fire table. Below, a stone patio with fire pit and a fully fenced yard with gate access to the trails provide a perfect backdrop for gatherings. Families will also love the included play structure with rubber pellet base, raised garden beds brimming with berries and vegetables, and the dog run with turf conveniently accessed through the garage. Additional highlights include: central A/C (2019), an updated hot water tank (2018), a shed with pad (2024), and a metal-panelled heated garage with TV and flooring for your home gym included. 223 Rattlepan Creek Crescent is more than just a home - it's a lifestyle that balances modern comfort, thoughtful upgrades, and one of the very best family-friendly locations in Fort McMurray. Schedule your private tour today.