



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

**MLS # A2303380**



**\$724,999**

<b>Division:</b>	Timberlea		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,185 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R1S
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Jetted Tub, Kitchen Island		

**Inclusions:** SHED

Welcome to 295 Rattlepan Creek Crescent. This well-maintained 2-storey family home offers 2,185 sq ft plus a fully finished basement, giving you the space and flexibility today’s families need. Featuring 5 bedrooms and 4 full bathrooms, this home includes 3 bedrooms upstairs along with a massive bonus room over the garage—perfect for a second living area, media room, or kids’ space. The main floor offers a bright, functional layout with a spacious living room complete with a gas fireplace, and an upgraded kitchen featuring quartz countertops, a large island, and ample cabinetry. The dining area easily accommodates a full family setup, and hardwood flooring runs throughout the main and upper levels for a clean, modern feel. A rare bonus on the main level is the full bathroom, beautifully updated with a modern vanity, sleek finishes, and a tub/shower combination—adding convenience and flexibility for guests or family. Downstairs, the fully finished basement with separate exterior entrance includes a 2-bedroom non-legal suite setup, offering excellent flexibility for extended family or multi-generational living. Outside, the backyard is built for convenience and lifestyle with rear alley access and RV parking potential, plus a landscaped yard ideal for relaxing or entertaining. The attached double garage provides great space year-round. Additional features include central air conditioning, central vac, large windows bringing in natural light, and plenty of storage throughout. Located in the heart of Timberlea, this home is close to schools, parks, trails, shopping, and transit—making it an ideal choice for growing families. Adding to the home’s convenience, a major Oil Sands bus stop is located just 20 metres away, making commuting quick and easy. Call today to book your private showing.