



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

MLS # A2087154



\$699,900

Division:	Timberlea		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,268 sq.ft.	Age:	2006 (18 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Off Street, Parking Pad		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Few T		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, High Ceilings, No Smoking Home, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: n/a

For additional information, please click on Brochure button below. Welcome to 191 Rattlepan! This is a fully developed 2268 sqft, 2-story walkout, with illegal suite backs onto walking trails! Some added features of this home include 2 furnaces, AC, and 2 gas fireplaces. The double-attached heated garage has a side entrance and extra storage. Some of the recent upgrades include flooring, kitchen, bathrooms, lighting, and new window blinds. The bright 2 bedroom illegal suite with its own entrance, patio, laundry, and storage has extra-large windows making it not feel like a basement at all! The property is fully fenced and landscaped with a stone firepit and a new garden shed. It is a beautiful, bright, and clean home that has been lovingly cared for and is awaiting its new owners.