



**GRASSROOTS**

REALTY GROUP

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

**MLS # A2303380**



**\$699,900**

<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 &mdash; a spacious and well-maintained 2-storey family home offering exceptional flexibility, lifestyle convenience, and rare added value. Featuring rear alley access with a gated gravel RV parking area, a separate exterior entrance to a fully finished 2-bedroom basement setup, and a huge bonus room over the garage, this home delivers the space and versatility today&rsquo;s families are looking for. Offering 2,185 sq ft plus a fully finished basement, this home provides an excellent layout for growing families, extended family living, or buyers who simply want more usable space. With 5 bedrooms and 4 full bathrooms, the upper level includes 3 bedrooms plus a massive bonus room over the garage&mdash;perfect for a second living area, media room, playroom, home office, or kids&rsquo; retreat. The main floor features a bright and functional layout with a spacious living room complete with a gas fireplace, along with an upgraded kitchen offering quartz countertops, a large island, ample cabinetry, and a comfortable dining area suitable for a full family setup. Hardwood flooring runs throughout the main and upper levels, creating a clean, warm, and modern feel. A rare and valuable feature on the main level is the full bathroom, beautifully updated with a modern vanity, sleek finishes, and a tub/shower combination&mdash;adding convenience and flexibility for guests, elderly family members, or busy households. Downstairs, the fully finished basement with its own separate exterior entrance includes a 2-bedroom non-legal suite setup, offering excellent flexibility for extended family, guests, older children, or multi-generational living. Outside, the backyard is designed for both convenience and lifestyle, with rear alley access, a gated gravel RV parking area, and a landscaped yard ideal for relaxing, entertaining, or family use. The

attached double garage adds valuable year-round parking and storage space. Additional features include central air conditioning, central vac, large windows that bring in plenty of natural light, and generous 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 even more convenience, a major Oil Sands bus stop is located approximately 20 metres away, making commuting quick and easy. Call today to book your private showing.