



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

**MLS # A2316988**



**\$749,900**

<b>Division:</b>	Timberlea		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,289 sq.ft.	<b>Age:</b>	2005 (21 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Fro		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Greenbelt, Landscaped, Views		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1S
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** Fridge, stove, dishwasher, built in central vac & attachments, shed, window coverings, central air, , garage door opener + remotes, Washer, Dryer, basement: stove, fridge, microwave, washer, dryer

EXECUTIVE WALKOUT HOME BACKING GREEN SPACE. LEGAL SUITE. BONUS ROOM. RAVINE LOT. WALK TO SCHOOLS. 2,288 SQ FT + BASEMENT. 4 BEDROOMS. 3.5 BATHS. Welcome to this CUSTOM BUILT 2 STOREY HOME in TIMBERLEA offering SPACE, FUNCTION, AND STRONG VALUE. The main level features a SOARING FOYER, private DEN, and OPEN CONCEPT layout with GAS FIREPLACE. The kitchen includes AMPLE CABINETRY, COUNTER SPACE, Stainless APPLIANCES, WALK IN PANTRY, BREAKFAST BAR ISLAND, and a bright dining nook with access to the DURA-DECK featuring GLASS RAILING and GAS LINE FOR BBQ. Upstairs offers a LARGE BONUS ROOM with VAULTED CEILING and GAS FIREPLACE, spacious bedrooms, main bath, and a LARGE PRIMARY SUITE with DOUBLE CLOSETS and ENSUITE featuring JET TUB and SEPARATE SHOWER. The basement is FULLY DEVELOPED WITH WALKOUT ACCESS to a fenced and landscaped yard. It includes a LARGE REC ROOM, BEDROOM, 4 PC BATH, IN FLOOR HEAT, HIGH CEILINGS, and a LEGAL BASEMENT SUITE with SEPARATE ENTRY AND KITCHEN, offering strong INCOME POTENTIAL or MULTI GENERATIONAL LIVING. ADDITIONAL FEATURES INCLUDE CENTRAL AIR, CENTRAL VAC, HIGH EFFICIENCY FURNACE, ON DEMAND HOT WATER, WATER SOFTENER, HARDWOOD AND TILE FLOORING, MAIN FLOOR LAUNDRY, DOUBLE ATTACHED GARAGE, and 2 ELECTRICAL PANELS. Located within WALKING DISTANCE TO SCHOOLS, PARKS, AND TRAILS. AMAZING VALUE. MUST SEE PROPERTY!