



**GRASSROOTS**  
REALTY GROUP

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

**MLS # A2322445**



**\$489,900**

|                  |                                                                          |               |                   |
|------------------|--------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Timberlea                                                                |               |                   |
| <b>Type:</b>     | Residential/House                                                        |               |                   |
| <b>Style:</b>    | 2 Storey                                                                 |               |                   |
| <b>Size:</b>     | 1,476 sq.ft.                                                             | <b>Age:</b>   | 2005 (21 yrs old) |
| <b>Beds:</b>     | 4                                                                        | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Parking Pad                                                              |               |                   |
| <b>Lot Size:</b> | 0.08 Acre                                                                |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Standard Shaped Lot, |               |                   |

|                    |                                                                                                                            |                   |     |
|--------------------|----------------------------------------------------------------------------------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Central, Natural Gas                                                                                                       | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Vinyl Plank, Wood                                                                                    | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                            | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full                                                                                                                       | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | See Remarks, Vinyl Siding, Wood Frame                                                                                      | <b>Zoning:</b>    | R1S |
| <b>Foundation:</b> | Poured Concrete                                                                                                            | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Closet Organizers, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, See Remarks, Vinyl Windows, Walk-In Closet(s) |                   |     |

**Inclusions:** Refrigerator, Stove, Dishwasher, Washer, Dryer, Over-the-range microwave, Central Air Conditioning, Window coverings Basement furniture negotiable, dining table negotiable, primary bedroom set negotiable

{OPEN HOUSE SUNDAY JUNE 28TH FROM 11AM-1PM} Welcome to 138 Rattlepan Creek Crescent, a beautifully updated and move-in ready home that has undergone EXTENSIVE RENOVATIONS FROM TOP TO BOTTOM over the last few years. From the moment you arrive, the incredible curb appeal sets the tone for what awaits inside. Step through the front door and into a bright, modern living space that immediately feels warm and inviting. The stunning feature wall with electric fireplace creates a gorgeous focal point in the living room, while the fresh paint, updated lighting, new trim, and engineered hardwood flooring throughout the main level give the home a fresh, contemporary feel. The spacious dining area offers plenty of room for a large family table, making it the perfect place to gather and entertain. The kitchen has been completely transformed in 2025 and is sure to impress. Featuring beautiful new cabinetry, quartz countertops, a stylish backsplash, corner pantry, and brand-new stainless steel appliances including a fridge, stove, dishwasher, and over-the-range microwave, this space is both functional and beautiful. There is also additional room for a breakfast table or casual dining area. Completing the main floor is a convenient laundry area, storage closet, and fully updated two-piece bathroom. The backyard offers a fully fenced space with a storage shed and plenty of room for children, pets, or entertaining. The rear parking area can comfortably accommodate two full-size vehicles with an additional space for smaller vehicles, while the refreshed window wells with new stone add another thoughtful touch to the home's exterior. Upstairs you will find three spacious bedrooms, newer carpet installed approximately two to three years ago, and a stunning renovated bathroom featuring new flooring, vanity, sink, and tub. The primary bedroom is truly a retreat

and boasts an impressive walk-in closet measuring approximately 12' x 5', offering storage space rarely found in homes of this size. The fully developed basement provides even more living space with one additional bedroom, great sized family/rec room which could easily be used as another bedroom, gym, office, or playroom. A second four-piece bathroom completes the lower level, making this home ideal for larger families or those needing extra space. Additional updates include air conditioning installed approximately three years ago, updated lighting throughout the entire home, renovated bathrooms with new sinks, vanities, flooring, and tub, updated trim on the main and upper levels, fresh paint throughout, and a fully renovated kitchen completed in 2025. Perfectly positioned close to schools, parks, walking trails, shopping, public transit, and all major amenities, this home offers an exceptional lifestyle, shows beautifully, with everything you need just minutes away. Simply move in and enjoy everything this incredible property has to offer. Call now for a personal tour.