



GRASSROOTS
REALTY GROUP

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

MLS # A2347546

\$519,900

Division:	Timberlea		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,425 sq.ft.	Age:	2005 (21 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Garage Door Opener, Garage Faces Rear, Heated		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R1S
Foundation:	Poured Concrete	Utilities:	-
Features:	Pantry, Quartz Counters, Separate Entrance, Soaking Tub, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: 2 Fridge, Stove, Dishwasher, Microwave, 2 Washer, 2 Dryer

WELCOME TO THIS BEAUTIFULLY RENOVATED 2 STOREY HOME IN THE HEART OF TIMBERLEA FEATURING A BRAND NEW ROOF, 1 BEDROOM ILLEGAL BASEMENT SUITE, SEPARATE ENTRANCE, AND DOUBLE DETACHED HEATED GARAGE. This MOVE IN READY home has been extensively updated from top to bottom and offers MODERN FINISHES, FUNCTIONAL LIVING SPACE, and exceptional value for homeowners and investors alike. Step inside and you'll immediately appreciate the FRESH PAINT, NEW FLOORING, UPDATED LIGHT FIXTURES, and bright contemporary design throughout. The stunning NEW KITCHEN has been completely transformed with CEILING HEIGHT CABINETRY, QUARTZ COUNTERTOPS, and BRAND NEW STAINLESS STEEL APPLIANCES, creating a stylish and practical space for everyday living and entertaining. The main floor features a spacious living room with a cozy GAS FIREPLACE, a bright dining area, and a beautifully renovated kitchen that is sure to impress. Upstairs, the PRIMARY BEDROOM showcases a BEAUTIFUL FEATURE WALL and a large WALK IN CLOSET. Two additional bedrooms and a full bathroom provide plenty of space for a growing family, guests, or a home office. The fully developed basement includes a 1 BEDROOM ILLEGAL SUITE WITH KITCHENETTE and its own SEPARATE ENTRANCE, offering flexibility for extended family, guests, or potential rental income. Outside, you'll love the DOUBLE DETACHED HEATED GARAGE with plenty of room for vehicles, storage, tools, and toys. The fully fenced backyard provides space for children, pets, and outdoor entertaining. Located close to SCHOOLS, PARKS, WALKING TRAILS, SHOPPING, PUBLIC TRANSIT, and all major amenities, this property offers both convenience and lifestyle. Major renovations

have already been completed, allowing the new owner to simply move in and enjoy. Whether you are a first time buyer, growing family, or investor, this property checks all the boxes.