



GRASSROOTS
REALTY GROUP

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

MLS # A2349613



\$709,900

Division:	Timberlea		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,393 sq.ft.	Age:	2006 (20 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, City Lot, Landscaped, No Neighb		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Granite, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed, Vinyl Siding	Zoning:	R1S
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, French Door, Kitchen Island, Pantry, See Remarks		

Inclusions: fridge(2) stove, dishwasher, microwave, washer/dryer

Beautiful, spacious, family home backing onto the walking trails, and walking distance to schools, parks, shopping and more! Step inside this 2390 sqft home and pride of ownership shines through! The large foyer with grand staircase invites you inside. From there is a main floor office/den area with french doors , a large open Kitchen and dining room with a kitchen island, corner pantry and tons of beautiful cabinets. The living room with cozy gas fireplace flows from the kitchen and office area . The main floor laundry room with extra storage, and 2 pc bathroom complete the main level. Upstairs you have a huge bonus room with large bright windows and corner fireplace, a Primary bedroom with massive ensuite with soaker tub, double sinks and stand up shower, plus a walk in closet. Two additional bedrooms and 4pc bathroom finish off the upper level. The basement is fully finished with two more bedrooms, a rec room, with kitchenette, a 3pc bathroom and additional storage area. The basement is perfect for inlaws, a nanny, or even those adults kids that keep coming back! The backyard is fully fenced and backs onto the walking trails , perfect to let the kids walk to school themselves or take a pet for its daily stroll. The double attached heated garage is perfect for our cold winters, and the central A/C keeps it cool during those hot summer months. This home is thoughtfully laid out, and completely move in ready. Call to view today!