

# \$404,500 - 134 Rattlepan Creek Crescent, Fort McMurray

MLS® #A2217201

**\$404,500**

4 Bedroom, 3.00 Bathroom, 1,421 sqft  
Residential on 0.08 Acres

Timberlea, Fort McMurray, Alberta

Buying your first home? This might be just what youâ€™re looking for.

This 2-storey home in Timberlea gives you space to grow, a smart layout, and a big detached garage. It also needs a little bit of TLCâ€”just enough to make it your own without being too much to handle. Think of it as your chance to build some sweat equity and add your personal touch.

With 1,421 square feet of space, this home has 4 bedrooms and 2.5 bathrooms. Thereâ€™s room for a small family, guests, or even a home office. The eat-in kitchen gives you space to cook and dine together, and the living room is cozy with a gas fireplace for chilly evenings.

Upstairs, the primary bedroom has a large walk-in closet to keep things organized. The main bathroom is a full 4-piece, and the two extra bedrooms are great for kids, guests, or a hobby room.

Downstairs, there's an illegal 1-bedroom suite with a kitchenette. It gives you optionsâ€”a spot for a teen, family member, or even a rec space.

The backyard has room for a trampoline or



space to run and play. And if you love toys or tools, youâ€™ll love the detached garageâ€™s 24' x 22'5", with room for your vehicles and then some.

The lot is 3,628 square feet, so youâ€™ve got outdoor space without too much yard work. And best of all, this home is close to great schools, parks, shopping and transitâ€”everything a first-time buyer needs to settle in and feel at home.

This home is being sold as is, where is.

Check out the detailed floor plans where you can see every sink and shower in the home, 360 tour and video. Are you ready to say yes to this address?

Built in 2005

**Essential Information**

MLS® #	A2217201
Price	\$404,500
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,421
Acres	0.08
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	134 Rattlepan Creek Crescent
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 2V3

### Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Kitchen Island, Separate Entrance, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)
Appliances	None
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

### Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Landscaped, Lawn, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	May 5th, 2025
Days on Market	13
Zoning	R1S

### Listing Details

Listing Office	RE/MAX Connect
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