



262 Rattlepan Creek Crescent Fort McMurray Alberta

\$453,150

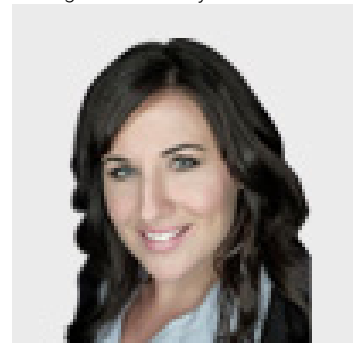
Welcome to this spacious family home located in a desirable family neighborhood of Timberlea. With ample room for everyone, this property offers a total of 5 bedrooms plus MAIN FLOOR DEN/OFFICE and 4 bathrooms across its three levels. As you step inside, you'll be greeted by a den or office space, perfect for those who work from home or need a dedicated area for study or playroom. The main floor features hardwood flooring throughout, leading you to the heart of the home: the kitchen. Boasting a large L-shaped island, eat-up breakfast bar, and corner pantry, this kitchen is sure to impress any chef in the family. Adjacent to the kitchen is a cozy dining area, ideal for family meals, which flows seamlessly into the spacious living room highlighted by a gas fireplace. Upstairs, you'll find three bedrooms, including the primary bedroom complete with a large walk-in closet and four-piece ensuite bathroom. Another four-piece bathroom and convenient laundry facilities round out the second floor. But the surprises don't end there! Downstairs, a separate entrance leads to a fully developed basement with a kitchenette, separate laundry area, two additional bedrooms, and another four-piece bathroom. This space is perfect for guests, teenagers, or even as a potential mortgage helper. Outside, the landscaped backyard provides a private oasis for relaxation and play, with a fenced yard ensuring safety for children and pets alike. A detached double garage offers ample parking and storage space. Don't miss out on the opportunity to make this your new family home! Schedule a viewing today and see all that this property has to offer. (id:6769)

- 4pc Bathroom 10.17 Ft x 4.92 Ft
- 4pc Bathroom 8.25 Ft x 4.92 Ft
- Bedroom 9.67 Ft x 14.83 Ft
- Bedroom 8.67 Ft x 11.33 Ft
- Primary Bedroom 14.25 Ft x 14.25 Ft
- 4pc Bathroom 6.67 Ft x 5.00 Ft

- Recreational, Games room 13.67 Ft x 21.00 Ft
- Furnace 3.50 Ft x 9.42 Ft
- 2pc Bathroom 5.58 Ft x 4.75 Ft
- Den 9.83 Ft x 10.42 Ft
- Dining room 5.08 Ft x 8.83 Ft
- Foyer 8.25 Ft x 7.92 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by the BCNREB.

Listing Presented By:



Originally Listed by:
COLDWELL BANKER UNITED

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RE/MAX Fort McMurray

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Other 7.00 Ft x 2.33 Ft

Bedroom 8.75 Ft x 12.08 Ft

Bedroom 8.33 Ft x 14.08 Ft

Kitchen 13.75 Ft x 12.42 Ft

Living room 14.83 Ft x 18.75 Ft