

\$524,900 - 122 Rattlepan Creek Crescent, Fort McMurray

MLS® #A2251211

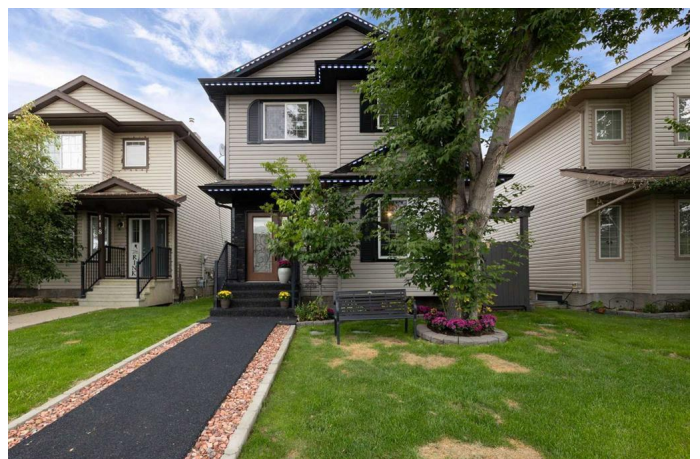
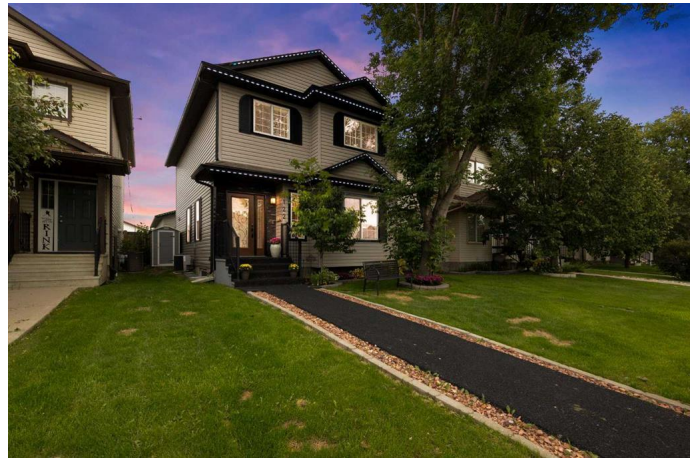
\$524,900

4 Bedroom, 3.00 Bathroom, 1,488 sqft
Residential on 0.08 Acres

Timberlea, Fort McMurray, Alberta

Welcome to 122 Rattlepan Creek Crescent! This well-maintained 4 bedrooms and 2.5 bathrooms family home offers 2,135 sq ft of living space, a HUGE 31x23 DETACHED HEATED GARAGE built in 2010, driveway with 3 more parking spots and CENTRAL AIR CONDITIONING. As you step in the front door, you will be welcome into the bright living room with hardwood flooring and gas fireplace, next is the dining room and at the back is the large kitchen featuring plenty of wooden cabinetry, a corner pantry and a breakfast nook next to the sliding doors for easy access to the rear deck. To complete the main floor is 2-piece bathroom with laundry. On the upper level, you will find 2 good size bedrooms and the large primary bedroom with a beautiful wood panel wall, a huge walk-in-closet and direct access to the main 4-piece bathroom. In the basement is a family room, one more bedroom, a 3-piece bathroom, a storage room and a laundry room with second set of appliances and a door to access the yard. The backyard has a large deck perfect for entertainment and the huge garage has more than enough space for extra storage. Located in a quiet, family friendly neighborhood, close to school, playgrounds and walking trails. Call today to book your appointment to view this beautiful family home!

Built in 2005



Essential Information

MLS® #	A2251211
Price	\$524,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,488
Acres	0.08
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	122 Rattlepan Creek Crescent
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 2V3

Amenities

Parking Spaces	5
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Pantry
Appliances	Central Air Conditioner, Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer Stacked, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Lighting, Private Yard
Lot Description	Back Lane
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 25th, 2025
Days on Market	63
Zoning	R1S

Listing Details

Listing Office	KIC Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.