\$369,900 - 134 Rattlepan Creek Crescent, Fort McMurray

MLS® #A2217201

\$369,900

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 you'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. There'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.

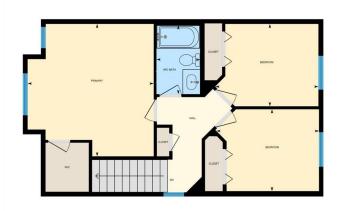
Upstairs, the primary bedroom has a large walk-in closet to keep things organized. The main bathroom is a full 4-piece, and the two extra bedrooms are great for kids, guests, or a hobby room.

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, you'II love the detached garageâ€"it's 24' x 22'5", with room for your vehicles and then some.

The lot is 3,628 square feet, so you'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

Half Baths

Essential Information

MLS® # A2217201
Price \$369,900
Bedrooms 4
Bathrooms 3.00
Full Baths 2

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, Vinyl Windows, Walk-In Closet(s),

Sump Pump(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 95
Zoning R1S

Listing Details

Listing Office RE/MAX Connect

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