



THE
A-TEAM

**RE/MAX
FIRST**

257 RAINBOW CREEK Drive, Fort McMurray T9K 0G1

MLS® #: **A2156035**

Area: **Timberlea**

Listing Date: **08/05/24**

List Price: **\$399,999**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$12k, 14-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Fort McMurray**
Year Built: **2007**
Lot Information
Lot Sz Ar: **3,640 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,263**
Low Sqft:
Ttl Sqft: **1,263**

DOM

44
Layout
Beds: **4 (3 1)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **3**
Garage Sz:

Access:

Lot Feat: **Back Lane,Front Yard,Landscaped**
Park Feat: **Parking Pad**

Utilities and Features

Roof: **Asphalt**
Heating: **Forced Air**
Sewer:
Ext Feat: **Storage**

Construction: **Vinyl Siding,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Vinyl**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Microwave,Refrigerator,Stove(s),Washer/Dryer**
Int Feat: **Ceiling Fan(s),Kitchen Island,Laminate Counters,Pantry,Separate Entrance,Sump Pump(s)**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	20`9" x 12`5"	Kitchen	Main	10`4" x 9`4"
Dinette	Main	10`4" x 9`11"	2pc Bathroom	Main	6`2" x 7`10"
Bedroom - Primary	Second	15`1" x 14`4"	4pc Bathroom	Second	5`0" x 7`1"
Bedroom	Second	9`4" x 11`7"	Bedroom	Second	9`2" x 12`0"
Kitchen	Basement	10`0" x 9`9"	Family Room	Basement	17`10" x 8`9"

3pc Bathroom

Basement

11`6" x 5`4"

Bedroom
Legal/Tax/Financial

Basement

8`10" x 18`0"

Title:
Fee Simple
Legal Desc:

0621383

Zoning:
R1S

Remarks

Pub Rmks:

Timberlea 4 bedroom home with 3 bathrooms. Great curb appeal when you drive upto this 2 story home. Are you looking for a home that allows you the freedom that will help with the mortgage? Well.... look no further as this home with great finishings offers just that. Walk into the main level of this home and you will be pleasantly surprised with the space it has to offer. Large living area with a big front window that allows for plenty of light shows off the stylish grey flooring and corner gas fire place. Convenient 2 piece bath with laundry off the living room. The kitchen is very spacious with loads of counter space which includes an island. Eat in kitchen with a window that looks out to the deck and back yard. Stainless appliances and a pantry will make it easy spending time in the kitchen. Upstairs you will find a master bedroom with a walk in closet and access to the 4 piece bath. Two more bedrooms make up the rest of the upper floor. Seperate entrance as you come in from that back door that leads to the legal suite. This is a cute little hang out and great for commuters or your teenager that's looking to venture out but not ready to leave the nest. Galley like kitchen with a cool stainless counter top, large living area and 3 piece bath with a stand up shower. Laundry is conveniently located in the utility room right off the bedroom. Enjoy summers on the deck bbq'ing or a game of catch with the kids in the yard. Back alley access for parking with 3 spots. Plus you have street parking if you need extra. Close to schools and bus stops. This home is priced to sell and move in ready for a new owner.

Inclusions:
Property Listed By:

N/A
3% REALTY FORT MCMURRAY

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (780) 804-4800





