



THE
A-TEAM

**RE/MAX
FIRST**

273 RAINBOW CREEK Drive, Fort McMurray T9K0G1

MLS® #: **A2164520**

Area: **Timberlea**

Listing Date: **09/10/24**

List Price: **\$434,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$10k, 28-Oct**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

2007

Lot Information

Lot Sz Ar:

3,776 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

1,665

Low Sqft:

Ttl Sqft:

1,665

DOM

102

Layout

Beds:

5 (2 3)

Baths:

3.0 (3 0)

Style:

4 Level Split

Parking

Ttl Park:

3

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Back Lane,Back Yard,Landscaped,Private

Additional Parking,Alley Access,Double Garage Detached,Garage Door Opener,Garage Faces Rear,Heated Garage,On Street,Rear Drive

Utilities and Features

Roof:

Asphalt Shingle

Heating:

Forced Air,Natural Gas

Sewer:

Ext Feat:

Lighting,Private Yard,Storage

Construction:

Concrete,Mixed,Vinyl Siding,Wood Frame

Flooring:

Hardwood

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Central Air Conditioner,Dishwasher,Microwave,Refrigerator,Stove(s),Washer/Dryer

Int Feat:

Closet Organizers,Kitchen Island,Open Floorplan,Sump Pump(s),Walk-In Closet(s)

Utilities:

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|-------------------|----------|----------------|--------------|-------|---------------|
| Kitchen | Main | 11`6" x 9`11" | Dining Room | Main | 10`0" x 9`3" |
| Living Room | Main | 14`7" x 14`4" | Family Room | Lower | 16`0" x 12`7" |
| Bedroom - Primary | Upper | 13`10" x 13`6" | Bedroom | Upper | 9`8" x 8`5" |
| Bedroom | Lower | 9`1" x 8`5" | Bedroom | Lower | 9`1" x 8`5" |
| Bedroom | Basement | 11`2" x 9`1" | 4pc Bathroom | Upper | 7`10" x 5`8" |
| 4pc Ensuite bath | Second | 9`4" x 6`2" | 4pc Bathroom | Lower | 9`1" x 6`3" |
| Game Room | Basement | 12`8" x 12`2" | | | |

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **0621383**

Zoning: **R1S**

Remarks

Pub Rmks: **Looking for the perfect home? This fully finished 5 bedroom, unique, split level home with 3 separate living spaces & a detached garage offers space for everyone and tons of functionality! It has been freshly painted top to bottom and is ready for its new owners. The open concept main floor is bright and inviting with large windows, vaulted ceilings, a pleasing aethetic, a timeless subway tile back splash and stainless appliances. Upstairs, you'll find two huge bedrooms, & two full baths, one being the master bedroom's ensuite. There is also laundry hookup in the storage closet upstairs. The lower level boasts a second living room, complete with a gorgeous gas fireplace, another full bathroom, and two great sized bedrooms, along with side access to the back yard. The basement offers a fifth bedroom, a third living space, & laundry with a huge storage area in the crawl space located on the lowest level of the home which allows the 20x20 garage can be used to its full potential! The back yard is fully fenced in still has space beside the garage for additional parking. Call or text to book your viewing today!**

Inclusions: **N/A**
 Property Listed By: **3% REALTY FORT MCMURRAY**

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







