



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**273 RAINBOW CREEK Drive, Fort McMurray T9K0G1**

MLS® #: **A2164520**

Area: **Timberlea**

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

List Price: **\$444,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

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

**9**  
Layout  
Beds: **5 (2 3 )**  
Baths: **3.0 (3 0)**  
Style: **4 Level Split**

Parking

Ttl Park: **3**  
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Landscaped,Private**  
Park Feat: **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**  
 Zoning: **R1S**  
 Legal Desc: **0621383**

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 aesthetic, 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**







