



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**145 RAINBOW CREEK Drive, Fort McMurray T9K 0C4**

MLS®#: **A2165598**

Area: **Timberlea**

Listing Date: **09/13/24**

List Price: **\$499,888**

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**

Finished Floor Area  
Abv Sqft: **1,553**  
Low Sqft:  
Ttl Sqft: **1,553**

DOM

**68**  
Layout  
Beds: **4 (3 1 )**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Lot Information

Lot Sz Ar: **3,653 sqft**  
Lot Shape:

Parking

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

Access:

Lot Feat:

**Back Yard,Fruit Trees/Shrub(s),Gazebo,Front Yard,Lawn,Garden,Low Maintenance Landscape,Landscaped,Private**

Park Feat:

**220 Volt Wiring,Double Garage Detached,Garage Door Opener,Heated Garage,Insulated,Oversized,Workshop in Garage**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **In Floor,Mid Efficiency,Forced Air,Hot Water,Natural Gas**  
Sewer:  
Ext Feat: **Garden,Private Yard**

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

Kitchen Appl: **Built-In Gas Range,Dishwasher,Dryer,Electric Stove,Garage Control(s),Gas Stove,Gas Water Heater,Microwave,Microwave Hood Fan,Refrigerator,See Remarks,Stove(s),Washer,Washer/Dryer,Washer/Dryer Stacked,Window Coverings**  
Int Feat: **Breakfast Bar,Crown Molding,High Ceilings,Jetted Tub,Kitchen Island,Laminate Counters,See Remarks,Separate Entrance,Sump Pump(s),Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>6`2" x 5`0"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>8`7" x 13`3"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>10`0" x 12`2"</b>
<b>4pc Bathroom</b>	<b>Basement</b>	

Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Upper</b>	<b>8`6" x 5`0"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>10`9" x 12`11"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>12`1" x 15`3"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>14`7" x 11`0"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**0525986**

Zoning:  
**R1S**

Remarks

Pub Rmks:

**MECHANICS DREAM GARAGE IS A 24X24 HEATED DETACHED GARAGE WITH INFLOOR HEAT, EXPOXY FLOOR, 220 VOLT, 10FT CEILINGS, LIFT, AND A JACKSHAFT GARAGE DOOR OPENER, ALONG SIDE A FULLY FENCED AND LANDSCAPED YARD WITH WIRED GARDEN SHED, GAZEBO, LARGE DECK AND PRIVACY WALLS. If finding an AMAZING GARAGE is your top priority you have just found it! Plus, you have a beautiful home where pride of ownership shines through offering a separate entrance to the basement with a mortgage helper. After you are done drooling over the garage and gorgeous yard, step inside this fully developed home with over 2100 sq ft of living space that includes a large front living room featuring hardwood floors and a corner gas fireplace. Continue through this main level that flows beautifully to your bright open-concept kitchen and dining room. The kitchen features solid maple kitchen cabinets, gas stove, backsplash, corner pantry and eat-up breakfast bar, the large dining area overlooks your yard. This main level is complete with 2 pc powder room, main floor laundry and rear boot room. The upper level offers 3 fantastic bedrooms and 2 full bathrooms. The Primary bedroom offers a walk-in closet and full ensuite featuring a stand-up shower and a jet tub. The fully finished basement is FULLY FURNISHED and features a kitchen with all appliances, INFLOOR HEAT, a spacious living room, a large bedroom with walk-in closet, a 4-pc bathroom with heated floors, and in-suite laundry. Let's talk about the additional features of this home. The amazing garage also has 2-man doors, as well as water ran to the garage and built-in floor hooks for mechanics. Seller will sell the lift to a buyer but if the lift is not wanted the sellers will have it removed from garage. Alongside the garage additional storage area with concrete, the mortgage helper in the basement has its own private deck, the back yard is maintenance-free with Astroturf. Updated lighting in the home and lots of storage. This home is a pleasure to view, and the ultimate find for anyone in search of their dream garage. In addition, you are perfectly located in Timberlea within walking distance of schools, parks and on public transit and site bus routes for quick and easy access to your ride in the Winter. Call today and schedule your personal tour of this value-packed home!**

Inclusions: **2 fridges, 2 stoves (1 gas), 2 dishwashers, 2 washers, 2 dryers, all window coverings, all basement furnishings including dishes and pots and pans, garden shed, gazebo, garage door opener, security system plus contract**

Property Listed By:

**COLDWELL BANKER UNITED**

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











