



THE A-TEAM

RE/MAX FIRST

245 RAINBOW CREEK Drive, Fort McMurray T9K 0S4

MLS®#: A2172324 Area: Timberlea Listing Date: 10/11/24 List Price: \$418,800
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: 1,212
Lot Sz Ar: 3,576 sqft
Ttl Sqft: 1,212

DOM

6
Layout
Beds: 5 (3 2)
Baths: 3.0 (3 0)
Style: Bi-Level

Parking

Ttl Park: 3
Garage Sz: 2

Access:

Lot Feat: Back Lane,Street Lighting,Yard Lights
Park Feat: Double Garage Detached,Garage Faces Rear,Gravel Driveway,Off Street,RV Access/Parking,See Remarks

Utilities and Features

Roof: Asphalt
Heating: Forced Air
Sewer:
Ext Feat: Balcony,Lighting

Construction: Mixed,Other,Shingle Siding
Flooring: Vinyl
Water Source:
Fnd/Bsmt: Poured Concrete

Kitchen Appl: Dishwasher,Microwave,Refrigerator,Stove(s),Washer/Dryer,Window Coverings
Int Feat: Breakfast Bar,Kitchen Island,Open Floorplan
Utilities:

Room Information

Table with 3 columns: Room, Level, Dimensions. Rows include 4pc Bathroom, Bedroom, Dining Room, Laundry, Bedroom - Primary, Bedroom, Family Room.

Table with 3 columns: Room, Level, Dimensions. Rows include 4pc Ensuite bath, Bedroom, Kitchen, Living Room, 3pc Bathroom, Bedroom, Kitchen.

Furnace/Utility Room

Basement

6`11" x 5`1"

Furnace/Utility Room
Legal/Tax/Financial

Basement

3`0" x 3`0"

Title:
Fee Simple
Legal Desc:

0621383

Zoning:
R1S

Remarks

Pub Rmks:

Welcome to 245 Rainbow Creek Drive! This 5 BEDROOM home located in Timberlea, offers 2,330 sq ft of living space, features a DOUBLE DETACHED GARAGE and a unique BASEMENT SUITE! As you enter through the front door, you will find an open concept bright living room, dining room and kitchen featuring a newly replaced skylight in 2022, stainless steel appliances, an island with breakfast bar and plenty of dark cabinets. Down the hall is the laundry room, a 4-piece bathroom and 3 bedrooms, one of which is the primary with double door access to the back balcony and a 4-piece ensuite with new bathtub in 2024. Basement comes with IN-FLOOR HEATING and its own SEPARATE ENTRANCE to 2 large bedrooms suite, ideal for rental income! The suite offers good sized living room, kitchen with island, laundry and a bathroom. The backyard features a double garage built in 2016 roughed in for gas heater and a gravel driveway for RV parking. New shingles 2022, new vinyl flooring throughout the home in 2019 and new furnace & hot water on demand in 2018. Don't wait and call today to schedule a showing!

Inclusions:
Property Listed By:

**FRIDGE X 2, STOVE X 2, DISHWASHER X 1, WASHER/DRYER, all window coverings
KIC Realty**

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



