



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**257 RAINBOW CREEK Drive, Fort McMurray T9K 0G1**

MLS® #: **A2215305**

Area: **Timberlea**

Listing Date: **04/29/25**

List Price: **\$399,888**

Status: **Pending**

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:

**3,640 sqft**

Lot Shape:

Finished Floor Area

Abv Sqft:

**1,346**

Low Sqft:

Ttl Sqft:

**1,346**

DOM

**12**

Layout

Beds:

**4 (3 1 )**

Baths:

**2.5 (2 1)**

Style:

**2 Storey**

Parking

Ttl Park:

**3**

Garage Sz:

Access:

Lot Feat:

Park Feat:

**Back Lane,Back Yard,Front Yard,Landscaped,Lawn  
Driveway,Parking Pad,Paved**

Utilities and Features

Roof:

**Asphalt Shingle**

Heating:

**Forced Air,Natural Gas**

Sewer:

Ext Feat:

**Private Yard**

Construction:

**Vinyl Siding**

Flooring:

**Carpet,Tile,Vinyl**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Dishwasher,Refrigerator,Stove(s),Washer/Dryer,Window Coverings**

Int Feat:

**Built-in Features,Closet Organizers,Kitchen Island,Open Floorplan,Pantry,Storage,Walk-In Closet(s)**

Utilities:

Room Information

Room

Level

Dimensions

Room

Level

Dimensions

Legal/Tax/Financial

Title:

**Fee Simple**

Legal Desc:

**0621383**

Zoning:

**R1S**

Remarks

Pub Rmks:

**SMART BUY ON THIS IMMACULATE HOME WITH FLOORING UPGRADES AND A 1 BEDROOM LEGAL SUITE, CONCRETE PAD FOR FUTURE DOUBLE DETACHED GARAGE,**

**CENTRAL A/C AND MORE!** Introducing a home that will keep more money in your pocket, and ready for immediate occupancy. This property, situated on a generously sized lot, offers over 2000 sq ft of living space that includes 4 bedrooms and 3 bathrooms, ensuring excellent space for a family and rental opportunities. The main level features new luxury vinyl plank flooring installed in 2023 and a spacious great room complete with a corner gas fireplace. The kitchen is equipped with stainless steel appliances, a large movable island, and a pantry for extra storage. Adjacent to the kitchen, you'll find a sizable dining nook. The main level is complete with a laundry room and 2 pc bathroom. The upper level houses three generously sized bedrooms, including a primary bedroom with a walk-in closet that features a window and direct access to a 4-piece bathroom. A significant highlight of this home is the fully finished basement with a separate entrance, featuring a legal 1-bedroom suite, which includes a full kitchen, in-suite laundry, a 4pc bathroom, and another generous-sized bedroom. This suite is capable of generating substantial rental income, potentially covering a large portion of mortgage payments. Outdoor features include a deck and an oversized concrete parking pad that accommodates up to three cars, with potential space for a future double detached garage(pending RMWB approval) without compromising backyard space. Most of the cost to build a garage here has already been built with the concrete pad typically the most expensive part of building a garage, and its already there and ready to go. Most mortgage lenders offer the opportunity of a purchase plus improvements to build the cost directly into your mortgage. The property's location is ideal, within walking distance to schools ranging from kindergarten to grade 12, and offers quick and easy access to city and site bus stops, walking trails, shopping, and more. Perfect for homeowners seeking a ready-to-move-in house with investment potential through rental income, and at an affordable price. Stop renting and become a homeowner today! Call for your personal tour.

Inclusions:  
Property Listed By: 2x fridge, 2x stove, 2x dishwasher, 2x washer/dryer, window coverings  
**COLDWELL BANKER UNITED**

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















