

# \$399,888 - 257 Rainbow Creek Drive, Fort McMurray

MLS® #A2215305

**\$399,888**

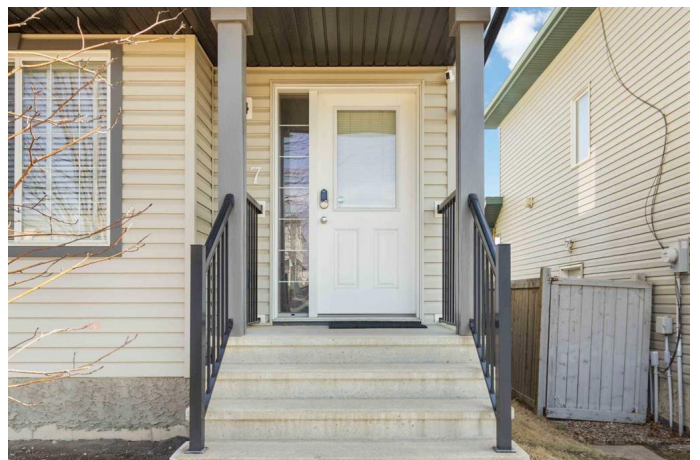
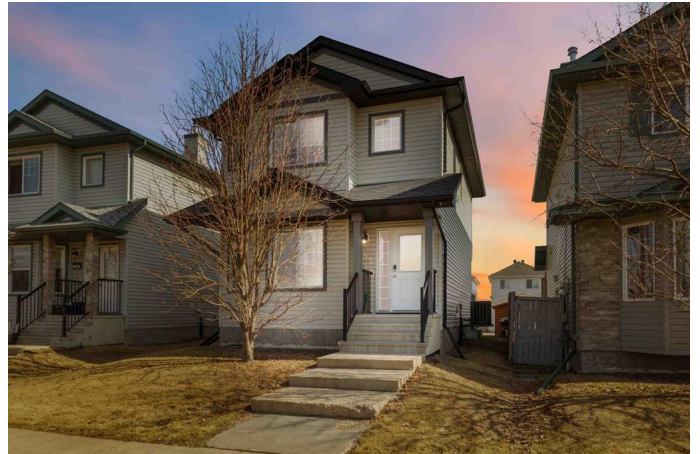
4 Bedroom, 3.00 Bathroom, 1,346 sqft

Residential on 0.08 Acres

Timberlea, Fort McMurray, Alberta

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.

Built in 2007

### **Essential Information**

MLS® #	A2215305
Price	\$399,888
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,346
Acres	0.08
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	257 Rainbow Creek Drive
Subdivision	Timberlea

City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 0G1

### Amenities

Parking Spaces	3
Parking	Driveway, Parking Pad, Paved

### Interior

Interior Features	Built-in Features, Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

### Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Lawn
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	April 29th, 2025
Zoning	R1S

### Listing Details

Listing Office	COLDWELL BANKER UNITED
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