\$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

Days on Market 3

Zoning R1S

Listing Details

Listing Office COLDWELL BANKER UNITED

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