



GRASSROOTS
REALTY GROUP

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**357 Rainbow Creek Drive
Fort McMurray, Alberta**

MLS # A2248115



\$399,000

Division:	Timberlea		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,450 sq.ft.	Age:	2007 (18 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1S
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Animal Home, No Smoking Home, Walk-In Closet(s)		

Inclusions: Refrigerator, Stove, Dishwasher, Microwave, Washer, Dryer.

Move-in ready and priced in one of Timberlea's most in-demand ranges, this fully developed 2-storey offers 4 bedrooms, 3.5 bathrooms, and space for the whole family. The main floor features a bright kitchen with a dining nook, a cozy living room, and main-floor laundry. Upstairs, you'll find a primary bedroom with an ensuite, plus two more bedrooms and another full bath. The finished basement adds even more living space with a large family room, bedroom, and full bath. Outside, enjoy a fenced backyard, back-alley access, and a powered shed that's older but still functional. Parking is easy with room off the alley and a 22x22 garage pad. Located close to parks, schools, walking trails, and plant-site bus routes, this home isn't a foreclosure, has no condo fees, and is available for quick possession. A solid option for anyone looking for value and space in Timberlea.