



GRASSROOTS
REALTY GROUP

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

MLS # A2311123



\$425,000

Division:	Timberlea		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,211 sq.ft.	Age:	2007 (19 yrs old)
Beds:	6	Baths:	3
Garage:	Gravel Driveway, Parking Pad, RV Access/Parking		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R1S
Foundation:	Poured Concrete	Utilities:	-
Features:	Jetted Tub, Kitchen Island, Laminate Counters, Open Floorplan, Separate Entrance, Soaking Tub, Vinyl Windows		

Inclusions: 2 Fridges, 2 Stoves, 2 Microwives, 2 Dishwashers, 2 Washers, 2 Dryers

BUY THIS HOME AND HAVE SOMEONE ELSE HELP PAY YOUR MORTGAGE! Welcome to this beautifully maintained BI-LEVEL in the heart of TIMBERLEA offering exceptional value, flexibility, and income potential. This spacious home features 6 BEDROOMS, 3 FULL BATHROOMS, and TWO FULLY EQUIPPED LIVING SPACES under one roof, making it perfect for large families, investors, or buyers looking for a MORTGAGE HELPER. The upper level offers a bright OPEN CONCEPT layout with VAULTED CEILINGS, LAMINATE FLOORING, and a stunning kitchen featuring MODERN CABINETRY, ample counter space. The spacious Primary Bedroom includes a 4 PIECE ENSUITE, while two additional bedrooms and a HUGE LAUNDRY ROOM complete the main level. The basement features a SEPARATE ENTRANCE to a 2 BEDROOM LEGAL SUITE with a FULL KITCHEN, spacious living room, FULL BATHROOM, PRIVATE LAUNDRY, and a DEN that can easily be used as a THIRD BEDROOM or office space. Enjoy plenty of PARKING with room for 3 to 4 vehicles at the rear of the property. Located in a FAMILY FRIENDLY neighbourhood close to schools, parks, trails, shopping, transit, and all amenities, this MOVE IN READY home offers endless possibilities for the savvy buyer. Whether you are looking for an INVESTMENT PROPERTY, rental income, or extra space for extended family, this home checks all the boxes. CALL TODAY to book your private viewing. This is one you do not want to miss!