



GRASSROOTS
REALTY GROUP

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

MLS # A2322892



\$379,900

Division:	Timberlea		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,255 sq.ft.	Age:	2007 (19 yrs old)
Beds:	5	Baths:	2
Garage:	Alley Access, Parking Pad, RV Access/Parking		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Low Maintenance Landscape, Private, R		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Mixed, Vinyl Siding	Zoning:	R1S
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, Laminate Counters, Open Floorplan, Pantry, Separate Entrance, Sump Pump(s)		
Inclusions:	none		

Welcome to 292 Rainbow Creek Drive! A spacious 5-Bedroom Bi-Level in Prime Timberlea Location awaits. This well-maintained 5-bedroom bi-level home, ideally located in the heart of Timberlea along a main route, offers convenient access to site and city bus stops just steps from the front yard, with schools within easy walking distance. The upper level features 2 bedrooms, including a primary suite with a private balcony and a 4-piece Jack & Jill bathroom. You'll also find a bright and spacious kitchen with updated stainless steel appliances and a large walk-in pantry, a formal dining room, an eat-up breakfast area, and multiple living spaces—perfect for entertaining family and guests. The fully developed basement includes 3 generously sized bedrooms, a rec room that can be used for the basement or closed off for the upstairs, a 3-piece bathroom, and a small kitchenette equipped with a stovetop, microwave, and sink—ideal for extended family, a nanny or potential rental income. The basement also features in-floor heating for added comfort. There is laundry hookup in the utility room. Outside, the backyard offers ample parking space accommodating 3–6 vehicles or even RV parking. The front yard is fully fenced along the sides, creating a secure and low-maintenance dog run complete with artificial turf. Additional highlights include central air conditioning and recent interior painting. This versatile property is perfect for families, investors, or anyone looking for extra space and income potential.