



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

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

MLS # A2327491



\$489,900

Division:	Timberlea		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,592 sq.ft.	Age:	2007 (19 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Front Yard, Low Maintenance Landscape, Wedge Shaped Lot		

Heating:	Forced Air, Natural Gas
Floors:	Laminate
Roof:	Asphalt
Basement:	Partial
Exterior:	Wood Frame
Foundation:	Poured Concrete
Features:	Breakfast Bar, Crown Molding, Quartz Counters

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R1S
Utilities:	-

Inclusions: N/a

Remarkable renovations completed on this 2016 2 story home in Timberlea. Owner did a great job with the finishings making sure the new owner would love the space.. Great curb appeal with a brick accent and small porch. Once inside you will be greeted with Luxury vinyl plank flooring throughout. . Nice bay window with light coloured walls makes this space feel spacious and a great place for entertaining with the open concept lay out. Everything is new new new including the kitchen with all new cupboards, quartz counter tops and stainless steel appliances. Entry off the kitchen onto a nice size 22' x 12' deck that is perfect for out door entertaining. Upstairs you will find 3 spacious bedrooms with your fav being the primary. Walk in closet and an amazing ensuite bath with a huge soaker tub and separate shower. Wait….. there's more! Basement has access from main level and a separate entrance from the back deck. Rec room, 2 more bedrooms and a 4 piece bath, all newly renovated with 10ft vaulted ceilings finish off the basement.. If parking is important to you then you will love the space in the back. Room for 3 or more vehicles including RV parking. Upgrades include all new plumbing, kitchen, flooring, appliances, deck, newly poured limestone on parking pad, LED lighting throughout.. Newer hot water tank, furnace and roof. Close to bus stop, schools and shopping. Book a showing and see why I'm so excited about this home.