



GRASSROOTS
REALTY GROUP

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244 Rainbow Creek Drive
Fort McMurray, Alberta

MLS # A2345262



\$499,000

Division:	Timberlea		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,295 sq.ft.	Age:	2007 (19 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Driveway, Garage Faces Rear, On Street, Rear Drive, Single G		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Other, Vinyl Siding	Zoning:	R1S
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, No Smoking Home, Open Floorplan, Storage		

Inclusions: N/A

Space, comfort, and functionality come together in this fantastic 4-bedroom, 4-bathroom home! Offering a well-designed floor plan, plenty of storage, great outdoor space, and a family-friendly location, this home has room for everyone and everything you need. Step inside to a welcoming open-concept main floor designed for everyday living and entertaining. The kitchen features quartz countertops, a convenient breakfast bar, ample cabinetry, and appliances that are approximately 3 years old. The kitchen, dining, and living areas flow seamlessly together, creating a comfortable space for family gatherings and entertaining. The gas fireplace adds warmth and comfort on those cold Fort McMurray nights, while a convenient bathroom on the main level adds to the functionality of the home. Upstairs, you'll find 3 bedrooms, including a spacious primary bedroom complete with its own ensuite and walk-in closet. The fully finished basement offers even more space with a fourth bedroom, full bathroom, and additional living area — perfect for a growing family, guests, a home office, or a recreation space. Brand-new laminate flooring in the basement gives the lower level a fresh, updated feel, and there is plenty of storage throughout the home. The outdoor space is just as appealing. Enjoy your morning coffee from the covered front porch, or head to the fully fenced backyard where you'll find a generous deck that has recently received a fresh coat of paint. The backyard provides plenty of room for kids, pets, and summer gatherings. A detached garage, rear alley access, and additional parking beside the garage offer plenty of flexibility for vehicles, recreational toys, and extra storage. Located in a family-friendly area close to schools, shopping, bus stops, parks, and walking paths, you'll have convenient access to the things that matter most. Whether you're heading to work, taking the

kids to the park, enjoying the walking paths, or running everyday errands, this location makes getting around easy. With 4 bedrooms, 4 bathrooms, a finished basement, quartz countertops, breakfast bar, gas fireplace, covered front porch, refreshed rear deck, fully fenced yard, detached garage, and plenty of storage, this home offers the space, comfort, and functionality today's families are looking for. Come take a look — you may have just found your next home!