

# \$425,000 - 281 Rainbow Creek Drive, Fort McMurray

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MLS® #A2203970

**\$425,000**

4 Bedroom, 3.00 Bathroom, 1,442 sqft

Residential on 0.09 Acres

Timberlea, Fort McMurray, Alberta

Double Garage! Freshly Painted! New Flooring! Incredible Value!

Welcome to 281 Rainbow Creek Drive, a beautifully updated home that offers exceptional value and modern comfort in the highly sought-after, peaceful community of Timberlea. This spacious 1,442 sq ft, two-storey home features 4 bedrooms, 2.5 bathrooms, and a thoughtfully designed layout perfect for family living.

Upon entering, youâ€™re greeted by a bright and welcoming foyer with easy access to a large coat closet for added convenience. The main level of the home is an entertainerâ€™s dream with its open concept living space that flows seamlessly from room to room. Youâ€™ll love the new vinyl plank flooring that extends throughout the main floor, giving the space a contemporary and cohesive look. The cozy living room, complete with a gas fireplace, is the perfect spot to relax, while the large windows fill the room with an abundance of natural light, making the space feel warm and inviting.

The open kitchen is a chef's delight, featuring light cabinetry, ceramic tile backsplash, and laminate countertops that provide both style and durability. A spacious corner pantry offers plenty of storage, while the kitchen's design allows for easy access to the dining area, making it ideal for family meals and entertaining guests.



The upper level of the home is where youâ€™ll find the generously sized primary bedroom, which offers a peaceful retreat after a long day. The primary suite enjoys direct access to the 4-piece bathroom, which includes a relaxing soaker tub and a stand-up shower â€“ the perfect place to unwind.

The fully developed lower level offers even more living space with new vinyl plank flooring throughout. This level is ideal for entertaining or relaxation, featuring a separate laundry area, a new wet bar, and a 3-piece bathroom. The large rec/games room is perfect for movie nights, playtime, or a home office.

Step outside into the fully fenced and landscaped backyard, a perfect space to enjoy summertime bbq, family gatherings or simply enjoying the outdoors. A concrete path leads from the side of the house into to the backyard. The detached double heated garage offers ample storage and workspace for all your projects, while additional upgrades such as a reverse osmosis system, water softener, air conditioning, and a spacious back deck add to the overall appeal of this home.

With all these wonderful features and upgrades, this home is an priced to sell!

Call now to schedule your personal viewing and experience all this home has to offer!

Built in 2007

### **Essential Information**

MLS® #	A2203970
Price	\$425,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2

Half Baths	1
Square Footage	1,442
Acres	0.09
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active



## Community Information

Address	281 Rainbow Creek Drive
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K0G1

## Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

## Interior

Interior Features	Kitchen Island, No Animal Home, Open Floorplan, Pantry
Appliances	Built-In Refrigerator, Central Air Conditioner, Dishwasher, Electric Stove, Microwave, Washer/Dryer, Water Softener
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Landscaped
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame

Foundation                  Poured Concrete

### **Additional Information**

Date Listed                  March 19th, 2025

Days on Market            60

Zoning                        R1S

### **Listing Details**

Listing Office               ROYAL LEPAGE BENCHMARK

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