

# \$440,000 - 273 Rainbow Creek Drive, Fort McMurray

MLS® #A2199642

**\$440,000**

5 Bedroom, 3.00 Bathroom, 1,761 sqft  
Residential on 0.09 Acres

Timberlea, Fort McMurray, Alberta

Welcome to 273 Rainbow Creek Drive: a surprisingly spacious and well-designed four-level split nestled in the heart of Timberlea. Offering 1,760 sq/ft of living space plus a fully developed basement, this home provides a thoughtful layout, modern updates, and a detached 20x20 garage with soaring 10-ft ceilings and an additional parking stall. Situated on a bus route and just minutes from schools, parks, and trails, this turn-key home blends convenience, comfort, and style at an incredible price.

Step inside to find a bright and airy main living space, where brand-new luxury vinyl plank flooring (2025) flows seamlessly through the living room, dining area, and kitchen. Vaulted ceilings enhance the sense of openness, while large windows fill the space with natural light. The kitchen is both functional and inviting, featuring stainless steel appliances, a central island for meal prep and gathering, and a walk-in pantry for optimal storage.

Upstairs, the top level is dedicated to rest and relaxation, with two spacious bedrooms and two full bathrooms. The primary retreat easily accommodates a king-size bed and includes a walk-in closet and a private ensuite bathroom. A convenient laundry room is also available on this level for added flexibility.

On the lower level, a cozy family room is anchored by a stone veneer gas fireplace, creating the perfect space to relax in and unwind. Two additional bedrooms and a four-piece bathroom complete this level,



making it ideal for growing families or guests. The fully developed basement offers even more versatility, with a fifth bedroom, a den that could function as a home office or gym, a second laundry room, and an incredible amount of crawl space storage - perfect for keeping seasonal items tucked away. Outside, the fully fenced yard provides privacy and a safe space for children or pets to play. An interlocking path leads to the finished, heated and insulated detached garage, a dream for hobbyists, mechanics, or anyone needing extra storage, with its soaring ceilings offering additional overhead space. The parking stall beside the garage adds further convenience or storage for your recreational toys. Additional highlights include central A/C, fresh paint throughout (2024) and an updated hot water tank (2021). With its abundance of space, thoughtful layout, and modern updates, 273 Rainbow Creek Drive is a home that offers both comfort and functionality. Schedule your private tour today.

Built in 2007

### **Essential Information**

MLS® #	A2199642
Price	\$440,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,761
Acres	0.09
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

### **Community Information**

Address	273 Rainbow Creek Drive
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 0G1

### **Amenities**

Parking Spaces	3
Parking	Additional Parking, Alley Access, Double Garage Detached, Driveway, Garage Door Opener, Heated Garage, Insulated, Parking Pad, Garage Faces Rear
# of Garages	2

### **Interior**

Interior Features	Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Yard, Landscaped, Private, Standard Shaped Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 7th, 2025
Days on Market	6
Zoning	R1S

### **Listing Details**

**Listing Office                    The Agency North Central Alberta**

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