

\$399,000 - 357 Rainbow Creek Drive, Fort McMurray

MLS® #A2248115

\$399,000

4 Bedroom, 3.00 Bathroom, 1,450 sqft

Residential on 0.08 Acres

Timberlea, Fort McMurray, Alberta

Move-in ready and priced in one of Timberlea's most in-demand ranges, this fully developed 2-storey offers 4 bedrooms, 3.5 bathrooms, and space for the whole family. The main floor features a bright kitchen with a dining nook, a cozy living room, and main-floor laundry. Upstairs, you'll find a primary bedroom with an ensuite, plus two more bedrooms and another full bath.

The finished basement adds even more living space with a large family room, bedroom, and full bath. Outside, enjoy a fenced backyard, back-alley access, and a powered shed that's older but still functional. Parking is easy with room off the alley and a 22x22 garage pad.

Located close to parks, schools, walking trails, and plant-site bus routes, this home isn't a foreclosure, has no condo fees, and is available for quick possession. A solid option for anyone looking for value and space in Timberlea.

Built in 2007

Essential Information

MLS® #	A2248115
Price	\$399,000
Bedrooms	4
Bathrooms	3.00



Full Baths	2
Half Baths	1
Square Footage	1,450
Acres	0.08
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	357 Rainbow Creek Drive
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 0E8

Amenities

Parking Spaces	3
Parking	Off Street, Parking Pad

Interior

Interior Features	Laminate Counters, No Animal Home, No Smoking Home, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
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
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed August 13th, 2025
Days on Market 6
Zoning R1S

Listing Details

Listing Office EXP REALTY

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.