



THE
A-TEAM

**RE/MAX
FIRST**

176 DIEFENBAKER Drive, Fort McMurray T9K 2J8

MLS® #: **A2079099**

Area: **Timberlea**

Listing Date: **09/05/23**

List Price: **\$420,000**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$30k, 30-Aug**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Fort McMurray**
Year Built: **2002**
Lot Information
Lot Sz Ar: **3,544 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,469**
Low Sqft:
Ttl Sqft: **1,469**

DOM

473
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **2**
Garage Sz: **2**

Access:
Lot Feat: **Back Yard, Landscaped**
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air, Natural Gas**
Sewer:
Ext Feat: **None**

Construction: **Vinyl Siding**
Flooring: **Carpet, Ceramic Tile, Linoleum, Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Freezer, Microwave, Refrigerator, Stove(s), Washer/Dryer**
Int Feat: **See Remarks**
Utilities:

Room Information

| Room | Level | Dimensions |
|-------------------|----------|---------------|
| Living Room | Main | 13`1" x 14`6" |
| Bedroom | Upper | 11`5" x 8`6" |
| Dining Room | Main | 10`1" x 11`8" |
| Bedroom - Primary | Upper | 14`7" x 12`5" |
| 3pc Bathroom | Upper | 5`8" x 8`7" |
| 3pc Ensuite bath | Basement | 6`1" x 8`3" |
| Family Room | Basement | 18`1" x 12`5" |

| Room | Level | Dimensions |
|----------------------|----------|----------------|
| 4pc Bathroom | Upper | 5`5" x 7`7" |
| 2pc Bathroom | Main | 8`9" x 7`4" |
| Kitchen | Main | 9`2" x 11`7" |
| Office | Main | 10`3" x 9`8" |
| Bedroom | Upper | 10`10" x 8`6" |
| Bedroom | Basement | 11`10" x 11`1" |
| Furnace/Utility Room | Basement | 8`2" x 10`9" |

Title:
Fee Simple
Legal Desc:

Zoning:
R1S

0023829

Remarks

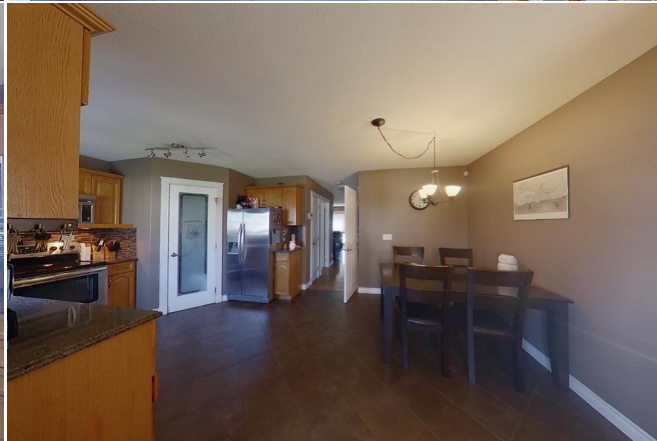
Pub Rmks: **This is a fabulous starter home for any family! YOUR new home is located in a quiet area in Timberlea close to schools and shopping and has so many wonderful features! Let's start on the outside of YOUR new home - It has an awesome 24x26 detached heated garage with a loft, a back yard that features stone patio and fire pit. On the Inside you have a front living room with upgraded flooring, main floor laundry with front loaders, a powder room, kitchen with heated tiled floors, stainless steel appliances, granite counter tops, tile backsplash, pantry and large nook. A bonus to YOUR new home is the large mud room at the back of the house with direct access to your yard. On the upper floor you have 3 bedrooms, a 4pc main bath with tile floor and granite counter tops, the master bedroom has a full ensuite. YOUR fully developed basement includes a rec room with corner gas fireplace, and a 4th bedroom and full bathroom. YOUR new home is priced to sell and won't last long! You'll want this GEM added to your viewing list!**

Inclusions:
Property Listed By:

**Fridge in garage, Alarm system hardware, Blinds
PEOPLE 1st REALTY**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (780) 804-4800









176 Diefenbaker Dr, Fort McMurray, AB

Main Floor Exterior Area 712.09 sq ft
Interior Area 718.32 sq ft



0 4 8 ft PREPARED: 20220729

White regions are excluded from total floor area in IGUDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

176 Diefenbaker Dr, Fort McMurray, AB

1st Floor Exterior Area 677.40 sq ft
Interior Area 614.62 sq ft



0 3 6 ft PREPARED: 20220729

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Basement (Below Grade) Exterior Area 617.27 sq ft
Interior Area 557.12 sq ft

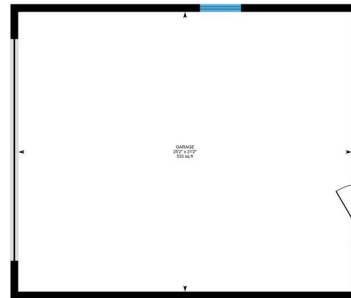


0 3 6 ft PREPARED: 20220729

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Garage Excluded Area 588.03 sq ft



0 2 4 ft PREPARED: 20220729

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