



THE
A-TEAM

**RE/MAX
FIRST**

176 DIEFENBAKER Drive, Fort McMurray T9K 2J8

MLS® #: **A2079099**

Area: **Timberlea**

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

List Price: **\$470,000**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

2002

Lot Information

Finished Floor Area

Abv Sqft:

1,469

Low Sqft:

Lot Sz Ar:

3,544 sqft

Ttl Sqft:

1,469

Lot Shape:

DOM

256

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: **Fridge in garage, Alarm system hardware, Blinds**
Property Listed By: **SELLER DIRECT NORTHERN HOMES REALTY**

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







