

176 DIEFENBAKER Drive, Fort McMurray T9K 2J8

A2079099 Listing List Price: \$470,000 MLS®#: Area: Timberlea 09/05/23

Status: Active County: **Wood Buffalo** Change: None Association: Fort McMurray

Date:

General Information

Prop Type: Residential Sub Type: Detached City/Town: Fort McMurray

Year Built: 2002 Lot Information

Lot Sz Ar: Lot Shape: 3,544 sqft

Ttl Sqft:

Low Sqft: 1.469

Abv Saft:

Finished Floor Area

1,469

<u>Parking</u>

DOM

256

Layout

Beds:

Baths:

Style:

Ttl Park: 2 2 Garage Sz:

4 (3 1)

3.5 (3 1)

2 Storey

Access:

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

Utilities and Features

Roof: **Asphalt Shingle** Construction:

Heating: Forced Air, Natural Gas Sewer:

Ext Feat: None **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** Room Level **Dimensions Living Room** Main 13`1" x 14`6" 4pc Bathroom Upper 5`5" x 7`7" **Bedroom** Upper 11`5" x 8`6" 2pc Bathroom Main 8`9" x 7`4" **Dining Room** Main 10`1" x 11`8" Kitchen Main 9`2" x 11`7" 14`7" x 12`5" Office 10`3" x 9`8" **Bedroom - Primary** Main Upper 3pc Bathroom Upper 5`8" x 8`7" **Bedroom** 10`10" x 8`6" Upper 11`10" x 11`1" 3pc Ensuite bath **Basement** 6`1" x 8`3" **Bedroom** Basement **Family Room Basement** 18`1" x 12`5" Furnace/Utility Room **Basement** 8`2" x 10`9"

Legal/Tax/Financial

Title: Zoning: Fee Simple R1S

Legal Desc: **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

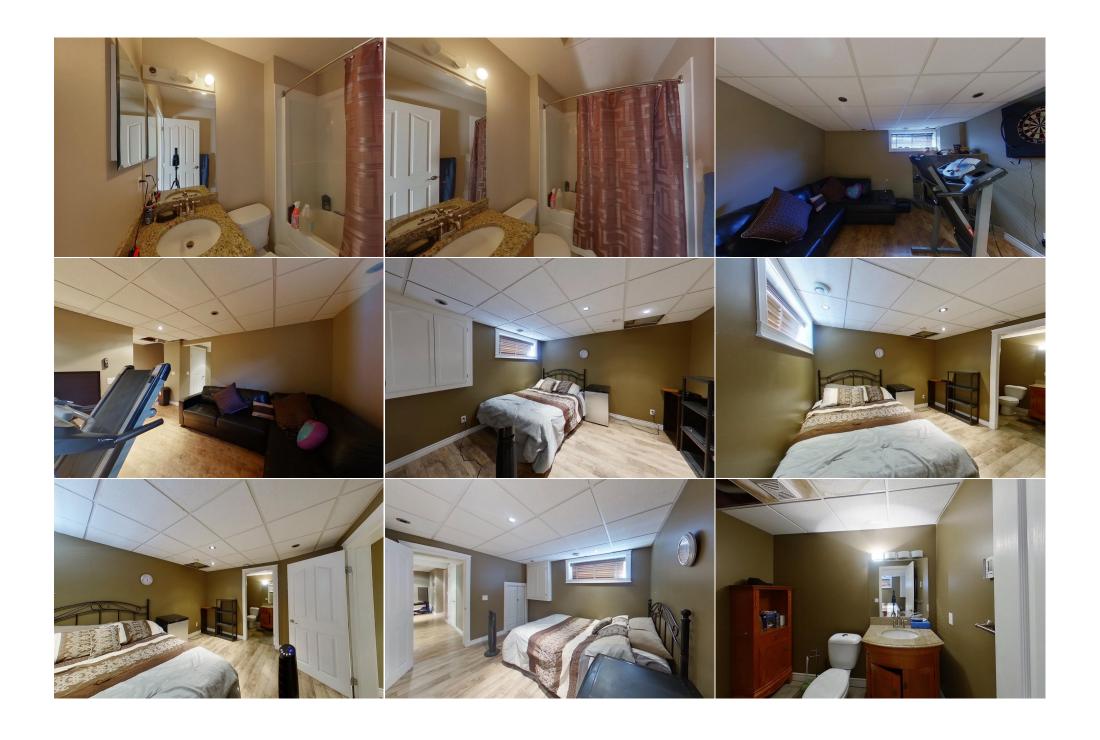
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (780) 804-4800

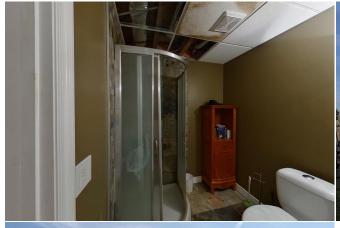












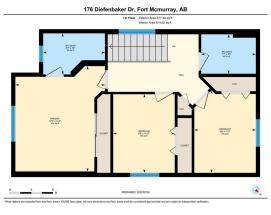








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Besensel (Return Control Charter Control 17 or 18)

