



176 DIEFENBAKER Drive, Fort McMurray T9K 2J8

MLS®#: **A2079099** Area: **Timberlea** Listing **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** Finished Floor Area
 Year Built: **2002** Abv Sqft: **1,469**
Lot Information Low Sqft:
 Lot Sz Ar: **3,544 sqft** Ttl Sqft: **1,469**
 Lot Shape:

DOM

503
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** Construction: **Vinyl Siding**
 Heating: **Forced Air, Natural Gas** Flooring: **Carpet, Ceramic Tile, Linoleum, Tile**
 Sewer: Ext Feat: **None** 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"
Bedroom - Primary	Upper	14`7" x 12`5"	Office	Main	10`3" x 9`8"
3pc Bathroom	Upper	5`8" x 8`7"	Bedroom	Upper	10`10" x 8`6"
3pc Ensuite bath	Basement	6`1" x 8`3"	Bedroom	Basement	11`10" x 11`1"
Family Room	Basement	18`1" x 12`5"	Furnace/Utility Room	Basement	8`2" x 10`9"

Title:
Fee Simple
Legal Desc:

Zoning:
R1S

0023829

Remarks

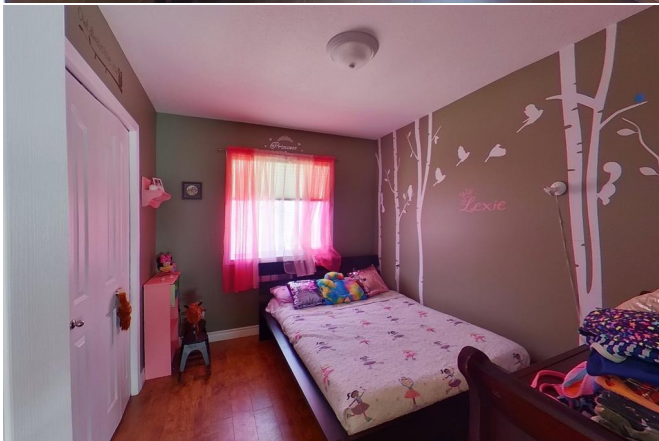
Pub Rmks: **This is a fabulous starter home for any family! YOUR new home is located in a quiet area in Timberlea close to schools and shopping and has so many wonderful features! Let's start on the outside of YOUR new home - It has an awesome 24x26 detached heated garage with a loft, a back yard that 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: 20230729

White regions are excluded from total floor area in IGUCS 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: 20230729

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

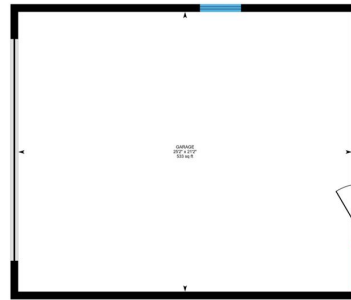


0 3 6 ft PREPARED: 20230729

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Garage Excluded Area 588.03 sq ft



0 2 4 ft PREPARED: 20230729

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