



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**280 DIEFENBAKER Drive, Fort McMurray T9K2J9**

MLS®#: **A2119279**

Area: **Timberlea**

Listing Date: **04/02/24**

List Price: **\$479,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$20k, 08-Apr**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Detached**

City/Town:

**Fort McMurray**

Year Built:

**2001**

Lot Information

Finished Floor Area

Lot Sz Ar:

**3,797 sqft**

Lot Shape:

Abv Sqft:

**973**

Low Sqft:

Ttl Sqft:

**973**

DOM

**32**

Layout

Beds:

**4 (2 2 )**

Baths:

**2.0 (2 0)**

Style:

**Bi-Level**

Parking

Ttl Park:

**4**

Garage Sz:

**2**

Access:

Lot Feat:

Park Feat:

**Back Lane,Back Yard,Landscaped**

**Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Balcony,Fire Pit,Private Yard**

Construction:

**Cement Fiber Board**

Flooring:

**Ceramic Tile,Hardwood**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Central Air Conditioner,Dishwasher,Dryer,Microwave Hood Fan,Range,Refrigerator,Washer**

Int Feat:

**High Ceilings,Sump Pump(s)**

Utilities:

Room Information

Room

**4pc Bathroom**

**Kitchen**

**Bedroom**

**Bedroom**

**Living Room**

**Bedroom**

Level

**Main**

**Main**

**Basement**

**Main**

**Main**

**Basement**

Dimensions

**88`8" x 7`4"**

**9`4" x 4`10"**

**9`8" x 11`4"**

**8`4" x 10`11"**

**11`10" x 16`4"**

**9`7" x 11`4"**

Room

**Bedroom**

**Mud Room**

**Game Room**

**Dining Room**

**3pc Bathroom**

**Furnace/Utility Room**

Level

**Main**

**Main**

**Basement**

**Main**

**Basement**

**Basement**

Dimensions

**12`6" x 13`1"**

**13`1" x 6`0"**

**19`10" x 28`1"**

**9`4" x 4`10"**

**4`2" x 8`0"**

**5`1" x 6`0"**

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**0023829**

Zoning:  
**R1S**

Remarks

Pub Rmks:

**WELCOME HOME. This gorgeous Bi-level home nested in the upper part of Timberlea will make you wanna start packing now. This home is completely redone on the outside featuring HARDY BOARD SIDING, New TRIPLE pane windows, ONE OF A KIND STONE, vinyl decking with glass railing, Rock Fire Pit, AGGREGATE EXPOSED WALKWAY/PAD. speakers outside, synthetic grass on the side of the home and fully fenced yard. It truly has all you need in a home.. Featuring NO CARPET in home, Hardwood flooring upstairs with high end kitchen Cabinets, just Freshly Painted walls thru-out the home. It has a perfect garage in the rear of the home for parking or working on all your toys on a EPOXY floor. Don't miss this amazing home. Book your appointment today with me to see it.!!!**

Inclusions:  
Property Listed By:

**NEG**  
**EXP REALTY**

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









