



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**385 DIEFENBAKER Drive, Fort McMurray T9K 2K3**

MLS®#: **A2123101**

Area: **Timberlea**

Listing Date: **04/15/24**

List Price: **\$449,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$5k, 02-May**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Detached**

City/Town:

**Fort McMurray**

Year Built:

**2001**

Lot Information

Lot Sz Ar:

**3,565 sqft**

Lot Shape:

Finished Floor Area

Abv Sqft:

**1,238**

Low Sqft:

Ttl Sqft:

**1,238**

DOM

**17**

Layout

Beds:

**4 (3 1 )**

Baths:

**2.5 (2 1)**

Style:

**2 Storey**

Parking

Ttl Park:

**2**

Garage Sz:

**2**

Access:

Lot Feat:

Park Feat:

**Lawn,Landscaped**

**Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **None**

Construction:

**Concrete,See Remarks,Vinyl Siding**

Flooring:

**Hardwood,Laminate**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Central Air Conditioner,Disposal,Dryer,Refrigerator,See Remarks,Stove(s),Washer,Window Coverings**

Int Feat:

**See Remarks,Vinyl Windows**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>6`4" x 5`0"</b>	<b>4pc Bathroom</b>	<b>Second</b>	<b>8`4" x 5`0"</b>
<b>3pc Bathroom</b>	<b>Basement</b>	<b>5`5" x 7`5"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>12`2" x 15`10"</b>
<b>Den</b>	<b>Basement</b>	<b>11`1" x 7`0"</b>	<b>Bedroom</b>	<b>Second</b>	<b>9`2" x 12`8"</b>
<b>Bedroom</b>	<b>Second</b>	<b>9`6" x 13`0"</b>	<b>Bedroom - Primary</b>	<b>Second</b>	<b>11`1" x 11`10"</b>
<b>Dining Room</b>	<b>Main</b>	<b>12`0" x 9`5"</b>	<b>Kitchen</b>	<b>Main</b>	<b>10`4" x 11`1"</b>
<b>Laundry</b>	<b>Main</b>	<b>6`8" x 5`6"</b>	<b>Living Room</b>	<b>Main</b>	<b>12`7" x 14`4"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R1S**

**0023829**

Remarks

Pub Rmks: **HOT TUB! 27' X 22' GARAGE! Welcome to 385 Diefenbaker Drive! This home stands out from typical builder-basic home, offering a range of desirable upgrades and features. The first thing you will notice when you step in the front door is the gorgeous HARDWOOD FLOORING that flows seamlessly throughout the main and second levels. The front living room welcomes you with its cozy corner gas fireplace, providing the perfect spot to relax and unwind after a long day. Next up is the beautiful RENOVATED KITCHEN that showcases rich cabinetry that stretches up to the ceiling and accentuated by the under-cabinet lighting, and BLACK STAINLESS STEEL appliances. Also on the main floor is a functional newly RENOVATED BACK MUD ROOM and laundry room which has a front-loading washer and dryer, new luxury vinyl plank flooring, and ample folding and hanging space to help ensure that your chores become a breeze. Venture to the second level that offers a 4 PC main bathroom, and 3 generously sized bedrooms, including the primary bedroom, which features a spacious walk-in closet. The fully developed basement offers laminate flooring (on a subfloor), new lighting, and versatile living spaces. Unleash your imagination in the flex space, located at the bottom of the stairs. Need an additional bedroom or a family room? No problem! The fourth bedroom can be used either way and is complete with a convenient wet bar and a 3-piece bathroom. Step outside into the backyard, where you'll find a large deck equipped with an OUTDOOR KITCHEN, garden boxes for those with a green thumb, and a relaxing HOT TUB to immerse yourself and allow all your worries to melt away. Both fences were replaced in 2022, enhancing privacy and aesthetics. But that's not all, this property also boasts a spacious garage measuring 27' x 22' with a 9-foot ceiling, heated, and wired for 240 volts. It also features a convenient pull-down attic ladder. Recent updates include NEW SHINGLES on the house in 2018, CENTRAL AC, renovated kitchen in 2016, renovated basement in 2016 and the interior was repainted in 2019/2020. Don't miss your chance to own this home, call today!**

Inclusions: **Fridge x2, stove, dishwasher, washer, dryer, garage door opener & 2 remotes, hot tub, central ac, outdoor kitchen counters, garage heater, all window coverings, bar shelves, living room shelves**

Property Listed By: **RE/MAX FORT MCMURRAY**

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













