

393 DIEFENBAKER Drive, Fort McMurray T9K 2K3

MLS®#: **A2131009** Area: **Timberlea** Listing **05/10/24** List Price: **\$369,888**

Status: Active County: Wood Buffalo Change: -\$12, 09-Sep Association: Fort McMurray

Date:

General Information

Prop Type: Residential Sub Type: Detached

City/Town: Fort McMurray Finished Floor Area
Year Built: 2001 Abv Sqft:

Lot Information Low Sqft:

Lot Sz Ar: **3,565 sqft** Ttl Sqft: **1,323**Lot Shape:

DOM

129

<u>Layout</u>

5 (3 2)

3.5 (3 1)

2 Storey

4

Beds:

Baths:

Style:

<u>Parking</u> Ttl Park:

Garage Sz:

1,323

Access:

Lot Feat: Back Yard,Fruit Trees/Shrub(s),Lawn,Landscaped

Park Feat: Driveway, Parking Pad, RV Access/Parking

Utilities and Features

Roof: Asphalt Shingle Construction: Heating: Forced Air Vinyl Siding

Heating: **Forced Air** Sewer:

Ext Feat: Private Yard Carpet, Ceramic Tile, Laminate, Linoleum

Water Source: Fnd/Bsmt: **Poured Concrete**

Flooring:

Kitchen Appl: Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer

Int Feat: Built-in Features, Laminate Counters, Pantry, Sump Pump(s), Walk-In Closet(s)

Utilities:

Room Information

Level Level **Dimensions** Room <u>Dimensions</u> Room 2pc Bathroom Main 8'8" x 7'2" 3pc Ensuite bath Upper 5`9" x 8`8" 4pc Bathroom 5`6" x 7`3" **Bedroom** Upper 10`4" x 8`5" Upper **Bedroom** Upper 10`8" x 8`5" **Bedroom - Primary** Upper 14`9" x 12`6" 4pc Bathroom **Basement** 4`11" x 7`5" **Bedroom** 9`4" x 11`2" Basement **Bedroom** 11`10" x 8`10" **Basement**

Legal/Tax/Financial

Title: Zoning: **Fee Simple** R1S Legal Desc: 0023829 Remarks Pub Rmks: 5 BEDROOM 4 BATHROOM HOME READY FOR IMMEDIATE POSSESSION. This fully developed home is within walking distance of schools, next to site and transit bus stops, walking trails and more. This home has seen fresh paint in the past two years, updated flooring and more. The exterior of the home offers a fenced and landscaped yard with loads of parking and even room for RV parking, and room to build a garage(with RMWB approval). You also have a large rear deck, great for summer bbg's and entertaining, and a front veranda to enjoy your morning coffee on. On the inside of this bright and sunny home you have a front living room featuring a corner gas fireplace. This main level continues with a 2-pc powder room, then an eat-in kitchen offering a corner pantry, and dining nook that all overlooks your yard. Watch your children play in the backyard while you cook dinner in the kitchen. The upper level offers 3 great-sized bedrooms and 2 full bathrooms. The Primary bedroom has a large closet and full ensuite. The fully developed basement is complete with 2 large bedrooms. If you didn't need 5 bedrooms then one room can easily be your family rec room. In addition, you have a laundry area and another full bathroom. This is a great opportunity to own at an affordable price, call today and schedule your personal tour of this home. Fridge, stove, dishwasher, washer, dryer Inclusions: **COLDWELL BANKER UNITED** Property Listed By:

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