



THE
A-TEAM

**RE/MAX
FIRST**

393 DIEFENBAKER Drive, Fort McMurray T9K 2K3

MLS®#: **A2131009**

Area: **Timberlea**

Listing Date: **05/10/24**

List Price: **\$369,888**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$12, 09-Sep**

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:

Access:
 Lot Feat: **Back Yard,Fruit Trees/Shrub(s),Lawn,Landscaped**
 Park Feat: **Driveway,Parking Pad,RV Access/Parking**

Finished Floor Area
 Abv Sqft: **1,323**
 Low Sqft:
 Ttl Sqft: **1,323**

DOM

129
Layout
 Beds: **5 (3 2)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **4**
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Private Yard**

Construction: **Vinyl Siding**
 Flooring: **Carpet,Ceramic Tile,Laminate,Linoleum**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

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

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

