



THE
A-TEAM

**RE/MAX
FIRST**

361 DIFENBAKER Drive, Fort McMurray T9K2K3

MLS® #: **A2162370**

Area: **Timberlea**

Listing Date: **09/09/24**

List Price: **\$424,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$15k, 15-Oct**

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: **1,316**
Low Sqft:
Ttl Sqft: **1,316**

DOM

39
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **3**
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Street Lighting**
Park Feat: **Double Garage Detached,Gravel Driveway,Heated Garage,Parking Pad,Rear Drive,Tandem**

Utilities and Features

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

Construction: **Asphalt,Vinyl Siding**
Flooring: **Carpet,Hardwood,Laminate,Tile**
Water Source:
Fnd/Bsmnt: **Poured Concrete**

Kitchen Appl: **See Remarks**
Int Feat: **Bookcases,Central Vacuum,Closet Organizers**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	17`4" x 13`0"
Dining Room	Main	9`0" x 8`1"
Bedroom - Primary	Upper	12`11" x 12`7"
4pc Bathroom	Upper	9`0" x 4`11"
Bedroom	Upper	9`6" x 10`3"
Kitchen	Lower	8`2" x 9`1"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	9`11" x 15`6"
2pc Bathroom	Main	4`8" x 4`1"
4pc Ensuite bath	Upper	7`5" x 4`10"
Bedroom	Upper	9`0" x 12`10"
Living Room	Lower	14`7" x 15`2"
Bedroom	Lower	9`3" x 12`6"

4pc Bathroom

Lower

8`1" x 7`5"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0023829

Zoning:
R1S

Remarks

Pub Rmks:

Welcome to 361 Diefenbaker Drive, a charming detached home offering over 1,300 sq. ft. of well-designed living space. This property greets you with a quaint front porch, setting the tone for a warm and inviting atmosphere that continues throughout. Upon entering, you'll discover the heart of the home in the spacious living room, featuring a natural gas fireplace with custom-built shelving and a large picture window that offers natural light. The main level boasts hardwood flooring, creating a seamless flow through to the U-shaped, updated kitchen. Equipped with stainless steel appliances and generous counter space. Adjacent to the kitchen is the dining area, ideal for intimate dinners. A convenient half bathroom + laundry for functional living. Upstairs, the home offers three well-sized bedrooms. The primary suite is a highlight, with two large closets and an updated four-piece bathroom. Another updated full bathroom, complete with ample counter space, serves the other two bedrooms on this level, ensuring plenty of room for family or guests. For those looking for extra income potential, the basement houses a legal one-bedroom suite. Tastefully renovated and features an updated kitchen, a large bedroom with its own renovated ensuite, and in-suite laundry. It's an ideal setup for tenants or extended family members, offering privacy and comfort. The fully fenced backyard, shaded by mature trees, provides a private outdoor space for relaxation. A single parking stall beside the garage offers additional convenience. Saving the best for last, this property is equipped with a garage that dreams are made of! With 12-foot ceilings, ample storage, pot lights, and 220 wiring, it's perfect for any car enthusiast or DIYer looking for a fully functional workshop space. All of this sits on a 3,500 sq. ft. lot, providing just the right amount of space to enjoy outdoor living without overwhelming maintenance. Don't miss out on this perfectly renovated home that blends charm, modern updates, and unmatched garage space!

Inclusions:

Window coverings, Fridge, Stove, Micro-wave, Dishwasher, Washer, Dryer, Garage Shelving, Garage heater. Basement: Fridge, Stove, OTR Micro-wave, Washer, Dryer, Furniture: Sofa, Chair with ottoman, Side table, TV console, TV, Kitchen table + 2 chairs, Desk + 2 stools, Floor lamp, Queen Bed + mattress, 2 side tables, 2 lamps, Storage cabinet.

Property Listed By:

COLDWELL BANKER UNITED

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









