



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**129 DIEFENBAKER Drive, Fort McMurray T9K 2J6**

MLS®#: **A2169461**

Area: **Timberlea**

Listing Date: **09/30/24**

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

Status: **Active**

County: **Wood Buffalo**

Change: **-\$5k, 12-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Fort McMurray**  
Year Built: **2001**

Finished Floor Area  
Abv Sqft: **811**  
Low Sqft:  
Ttl Sqft: **811**

DOM

**112**  
Layout  
Beds: **5 (2 3 )**  
Baths: **2.0 (2 0)**  
Style: **Bi-Level**

Lot Information

Lot Sz Ar: **3,560 sqft**  
Lot Shape:

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Standard Shaped Lot**  
Park Feat: **Double Garage Detached,Off Street**

Utilities and Features

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

Construction: **Vinyl Siding**  
Flooring: **Vinyl**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Refrigerator,Stove(s),Washer**  
Int Feat: **Open Floorplan,Quartz Counters,Vaulted Ceiling(s),Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	10`8" x 10`9"
Kitchen	Main	8`9" x 8`10"
4pc Bathroom	Main	4`11" x 8`1"
Game Room	Basement	12`7" x 20`2"
Furnace/Utility Room	Basement	8`9" x 8`2"
Bedroom	Basement	8`9" x 11`7"

Room	Level	Dimensions
Dining Room	Main	10`2" x 10`6"
Bedroom - Primary	Main	14`3" x 11`7"
Bedroom	Main	9`11" x 9`1"
Bedroom	Basement	8`8" x 9`1"
4pc Bathroom	Basement	7`5" x 5`7"
Bedroom	Basement	8`9" x 7`10"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**0023829**

Zoning:  
**R1S**

Remarks

Pub Rmks:

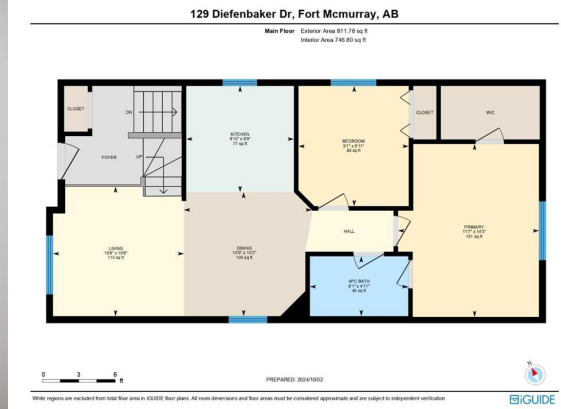
**Welcome to 129 Diefenbaker Drive, a beautifully remodelled 5-bedroom home with 2 full bathrooms that offers modern living at an unbeatable price. From the moment you step inside, you'll be captivated by the luxury vinyl plank flooring and the sleek, deep-toned railings, complemented by elegant lighting throughout. The home boasts a chic and cohesive colour palette, creating a warm and inviting atmosphere. Upstairs, the vaulted ceilings and abundant natural light enhance the spaciousness of the open-concept living, kitchen, and dining areas. The kitchen is an absolute dream, featuring sophisticated two-tone cabinetry, quartz countertops, a stylish backsplash, and updated stainless steel appliances. The living and dining spaces are perfectly designed for both everyday living and entertaining, with updated light fixtures tying the aesthetic together beautifully. This level also houses two bedrooms, including the primary bedroom, which features a striking feature wall and a large walk-in closet. A modern 4-piece bathroom completes this main floor. The fully finished basement offers three additional generously sized bedrooms and a stylish 4-piece bathroom that mirrors the high-end finishes found throughout the home. The fully fenced backyard is perfect for entertaining, while the double detached garage and off-street parking provide ample vehicle space. Situated in a prime location near schools, parks, walking trails, and all amenities, this home is ideal for families seeking style, comfort, and convenience. Don't miss your chance to make this stunning, turnkey home yours! Check out the photos, floor plans and 3D tour, and call today to book your personal viewing.**

Inclusions:  
Property Listed By:

**Refrigerator, Stove, Dishwasher, Washer, and Dryer.**  
**ROYAL LEPAGE BENCHMARK**

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







**129 Diefenbaker Dr, Fort McMurray, AB**

Basement (Below Grade) Exterior Area 807.33 sq ft  
Interior Area 632.28 sq ft



PREPARED: 2024/10/02

Walls, windows and fixtures are not shown in this floor plan. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



