



THE  
**A-TEAM**

**RE/MAX  
FIRST**

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

MLS® #: **A2170929**      Area: **Timberlea**      Listing Date: **10/04/24**      List Price: **\$249,900**  
 Status: **Active**      County: **Wood Buffalo**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Fort McMurray**      Finished Floor Area  
 Year Built: **2002**      Abv Sqft: **889**  
Lot Information      Low Sqft:  
 Lot Sz Ar: **3,565 sqft**      Ttl Sqft: **889**  
 Lot Shape:

DOM

**14**  
Layout  
 Beds: **3 (2 1 )**  
 Baths: **2.0 (2 0)**  
 Style: **Bi-Level**

Parking

Ttl Park: **3**  
 Garage Sz: **1**

Access:  
 Lot Feat: **Back Lane,Back Yard**  
 Park Feat: **Single Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Wood Frame**  
 Heating: **Forced Air**      Flooring: **See Remarks**  
 Sewer:      Water Source:  
 Ext Feat: **None**      Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **See Remarks**  
 Int Feat: **See Remarks**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>8`11" x 7`5"</b>	<b>Bedroom</b>	<b>Main</b>	<b>8`6" x 10`10"</b>
<b>Kitchen</b>	<b>Main</b>	<b>9`4" x 16`3"</b>	<b>Living Room</b>	<b>Main</b>	<b>11`10" x 16`1"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>12`8" x 13`2"</b>	<b>3pc Bathroom</b>	<b>Basement</b>	<b>4`6" x 9`3"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>13`9" x 11`1"</b>	<b>Game Room</b>	<b>Basement</b>	<b>13`8" x 19`10"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**0023829**

Zoning:  
**R1S**

Remarks

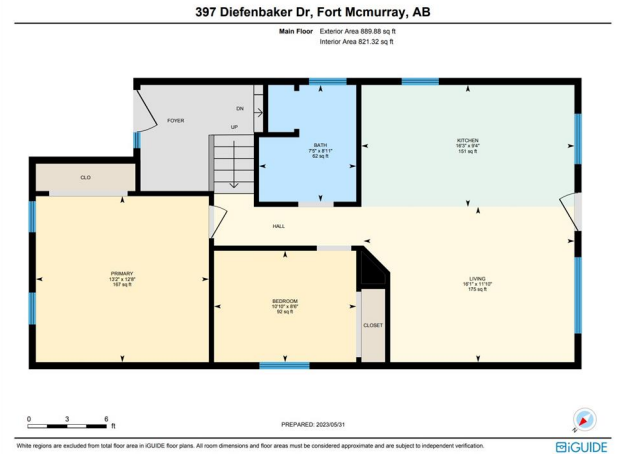
Pub Rmks:

**Calling all renovators, flippers, and handymen! If you're not afraid to roll up your sleeves and strap on your tool belt, this home could be a lucrative investment for you. Stripped down to the studs, the main level is framed for 2 bedrooms, 1 bathroom and an open-concept living room/ kitchen and dining room. The basement layout features 1 bedroom, 1 bathroom, a generously sized living/recreation area as well as ample storage. There is also a 23' 5" x 13' 2" detached garage. In addition to the garage, you have room to park an additional vehicle or your trailer, RV or boat along the side. Located near schools, bus routes and shopping; with a little TLC, 397 Diefenbaker has the potential to be an excellent family home!**

Inclusions:  
Property Listed By:

**As Is, Where Is.  
COLDWELL BANKER UNITED**

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



397 Diefenbaker Dr, Fort McMurray, AB

Basement (Below Grade) Exterior Area 803.55 sq ft  
Interior Area 738.44 sq ft



PREPARED: 2023/05/31

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

