



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

Year Built:

2002

Lot Information

Lot Sz Ar:

3,565 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

889

Low Sqft:

Ttl Sqft:

889

DOM

78

Layout

Beds:

3 (2 1)

Baths:

2.0 (2 0)

Style:

Bi-Level

Parking

Ttl Park:

3

Garage Sz:

1

Access:

Lot Feat:

Park Feat:

Back Lane,Back Yard

Single Garage Detached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **None**

Construction:

Wood Frame

Flooring:

See Remarks

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

See Remarks

Int Feat:

See Remarks

Utilities:

Room Information

Room

4pc Bathroom

Kitchen

Bedroom - Primary

Bedroom

Level

Main

Main

Main

Basement

Dimensions

8`11" x 7`5"

9`4" x 16`3"

12`8" x 13`2"

13`9" x 11`1"

Room

Bedroom

Living Room

3pc Bathroom

Game Room

Level

Main

Main

Basement

Basement

Dimensions

8`6" x 10`10"

11`10" x 16`1"

4`6" x 9`3"

13`8" x 19`10"

Legal/Tax/Financial

Title:

Zoning:

Fee Simple
Legal Desc:

0023829

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: **As Is, Where Is.**
Property Listed By: **COLDWELL BANKER UNITED**

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



