

397 DIEFENBAKER Drive, Fort McMurray T9K 2K3

A2170929 Listing 10/04/24 List Price: **\$249,900** MLS®#: Area: Timberlea

Status: Active County: **Wood Buffalo** Change: None Association: Fort McMurray

Date:

General Information

Prop Type: Residential Sub Type: Detached City/Town:

Year Built: 2002 Lot Information

Lot Sz Ar: Lot Shape:

Fort McMurray Finished Floor Area Abv Saft:

Low Sqft:

889

Ttl Sqft: 889 3,565 sqft

<u>Parking</u>

DOM

<u>Layout</u>

Beds:

Baths:

Style:

78

Ttl Park: 3 Garage Sz: 1

3 (2 1)

2.0 (2 0)

Bi-Level

Access:

Lot Feat: Back Lane, Back Yard Park Feat: **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 Level Dimensions Room <u>Level</u> Dimensions Main 8`11" x 7`5" **Bedroom** Main 8`6" x 10`10" 4pc Bathroom Kitchen Main 9`4" x 16`3" **Living Room** Main 11`10" x 16`1" **Bedroom - Primary** Main 12`8" x 13`2" 3pc Bathroom **Basement** 4`6" x 9`3" **Bedroom** 13`9" x 11`1" **Game Room** 13`8" x 19`10" Basement **Basement**

Legal/Tax/Financial

Title: Zoning: **Fee Simple**

R1S

Legal Desc: 0023829

Remarks

Pub Rmks:

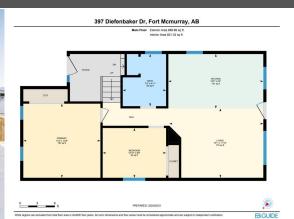
Calling all renovators, flippers, and handymen! If you're not afraid to roll up your sleeves and strap on your tool belt, this home could be a lucrative investment for you. Stripped down to the studs, the main level is framed for 2 bedrooms, 1 bathroom and an open-concept living room/ kitchen and dining 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.

COLDWELL BANKER UNITED Property Listed By:

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







397 Diefenbaker Dr, Fort Mcmurray, AB







