



THE
A-TEAM

**RE/MAX
FIRST**

337 DIEFENBAKER Drive, Fort McMurray T9K 2K1

MLS®#: **A2174073**

Area: **Timberlea**

Listing Date: **10/17/24**

List Price: **\$539,000**

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: **50,891 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,284**
Low Sqft:
Ttl Sqft: **1,284**

DOM

34
Layout
Beds: **6 (3 3)**
Baths: **3.0 (3 0)**
Style: **Bi-Level**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:
Lot Feat: **Cul-De-Sac**
Park Feat: **Double Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Built-In Refrigerator,Central Air Conditioner,Dishwasher,Electric Stove,Garage Control(s),Microwave,Washer/Dryer,Window Coverings**
Int Feat: **Closet Organizers**
Utilities:

Room Information

Room	Level	Dimensions
Game Room	Basement	12`2" x 16`10"
4pc Ensuite bath	Main	4`11" x 10`1"
Bedroom	Main	9`2" x 10`1"
Dining Room	Main	12`9" x 11`1"
Living Room	Main	14`3" x 11`2"
Laundry	Main	9`2" x 5`2"
Bedroom	Basement	8`7" x 10`3"

Room	Level	Dimensions
4pc Bathroom	Main	5`0" x 10`3"
Bedroom - Primary	Main	12`10" x 17`0"
Bedroom	Main	9`3" x 10`0"
Kitchen	Main	12`9" x 10`0"
Storage	Main	9`2" x 5`1"
3pc Bathroom	Basement	4`11" x 9`6"
Bedroom	Basement	8`7" x 10`3"

**Bedroom
Furnace/Utility Room**

**Basement
Basement**

**12`0" x 17`3"
5`1" x 12`1"**

Family Room

Basement

13`10" x 20`9"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0023829

Zoning:
R1S

Remarks

Pub Rmks:

This fully developed bi-level is cozy and quaint, yet large enough for the whole family! From the moment you walk in through the large split entry you'll feel at home here. There are 3 bedrooms on the main floor and two full baths. One of which is an ensuite off YOUR large master bedroom with walk in closet. YOUR laundry room is off the main floor garage access. This home has a lovely kitchen with lots of cupboard space, and built in desk; there is also a back deck with access off the kitchen that is perfect for entertaining. The living room has a gas fireplace and a large window providing lots of natural light.. YOUR Basement is fully developed with 3 bedrooms and a family room that can used as a 4th bedroom, 3pc bath, and large rec area with a 2nd gas fireplace. The garage is Double attached, heated garage with an extra large driveway that can easily fit 4 vehicles. This home is close to bus stops, schools, shopping, and the Syncrude Athletic Park for the sports enthusiasts. Other features include Cental Vac, Central A/C, and matured landscaping with a cherry blossom tree out front.

Inclusions:
Property Listed By:

**None
People 1st Realty**

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











