



THE
A-TEAM

**RE/MAX
FIRST**

393 DIEFENBAKER Drive, Fort McMurray T9K 2K3

MLS®#: **A2188438**

Area: **Timberlea**

Listing Date: **01/16/25**

List Price: **\$364,888**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Fort McMurray**
Year Built: **2001**
Lot Information
Lot Sz Ar: **3,565 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,323**
Low Sqft:
Ttl Sqft: **1,323**

DOM

4
Layout
Beds: **5 (3 2)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz:

Access:

Lot Feat: **Back Yard,Fruit Trees/Shrub(s),Lawn,Landscaped**
Park Feat: **Driveway,Parking Pad,RV Access/Parking**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Private Yard**

Construction: **Vinyl Siding**
Flooring: **Carpet,Ceramic Tile,Laminate,Linoleum**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Range Hood,Refrigerator,Washer**
Int Feat: **Built-in Features,Laminate Counters,Pantry,Sump Pump(s),Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	8`8" x 7`2"
4pc Bathroom	Upper	5`6" x 7`3"
Bedroom	Upper	10`8" x 8`5"
4pc Bathroom	Basement	4`11" x 7`5"
Bedroom	Basement	11`10" x 8`10"

Room	Level	Dimensions
3pc Ensuite bath	Upper	5`9" x 8`8"
Bedroom	Upper	10`4" x 8`5"
Bedroom - Primary	Upper	14`9" x 12`6"
Bedroom	Basement	9`4" x 11`2"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0023829

Zoning:
R1S

Remarks

Pub Rmks: **5 BEDROOM 4 BATHROOM HOME AND ROOM TO BUILD A GARAGE (pending RMWB approval). This fully developed home is within walking distance of schools, next to site and transit bus stops, walking trails and more. This home has seen fresh paint in the past two years, updated flooring and more. The exterior of the home offers a fenced and landscaped yard with loads of parking and even room for RV parking, and room to build a garage(with RMWB approval). You also have a large rear deck, great for summer BBQ's and entertaining, and a front veranda to enjoy your morning coffee on. On the inside of this bright and sunny home you have a front living room featuring a corner gas fireplace. This main level continues with a 2-pc powder room, then an eat-in kitchen offering a corner pantry, and dining nook that all overlooks your yard. Watch your children play in the backyard while you cook dinner in the kitchen. The upper level offers 3 great-sized bedrooms and 2 full bathrooms. The Primary bedroom has a large closet and full ensuite. The fully developed basement is complete with 2 large bedrooms. If you didn't need 5 bedrooms then one room can easily be your family rec room. In addition, you have a laundry area and another full bathroom. This is a great opportunity to own at an affordable price, call today and schedule your personal tour of this home.**

Inclusions: **Fridge, stove, dishwasher, shed, washer, dryer**
Property Listed By: **COLDWELL BANKER UNITED**

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











