



THE
A-TEAM

**RE/MAX
FIRST**

129 DIEFENBAKER Drive, Fort McMurray T9K 2J6

MLS® #: **A2193163**

Area: **Timberlea**

Listing Date: **02/07/25**

List Price: **\$424,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Fort McMurray**
Year Built: **2001**

Finished Floor Area
Abv Sqft: **811**
Low Sqft:
Ttl Sqft: **811**

Lot Information

Lot Sz Ar: **3,560 sqft**
Lot Shape:

DOM

52
Layout
Beds: **5 (2 3)**
Baths: **2.0 (2 0)**
Style: **Bi-Level**

Access:

Lot Feat: **Back Lane,Back Yard,Standard Shaped Lot**
Park Feat: **Double Garage Detached,Off Street**

Parking

Ttl Park: **3**
Garage Sz: **2**

Utilities and Features

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

Construction: **Vinyl Siding**
Flooring: **Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Refrigerator,Stove(s),Washer**
Int Feat: **Open Floorplan,Quartz Counters,Vaulted Ceiling(s),Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	10`8" x 10`9"
Kitchen	Main	8`9" x 8`10"
Bedroom	Main	9`11" x 9`1"
Game Room	Basement	12`7" x 20`2"
Bedroom	Basement	8`9" x 11`7"
Bedroom	Basement	8`8" x 9`1"

Room	Level	Dimensions
Dining Room	Main	10`2" x 10`6"
Bedroom - Primary	Main	14`3" x 11`7"
4pc Bathroom	Main	4`11" x 8`1"
Bedroom	Basement	8`9" x 7`10"
4pc Bathroom	Basement	7`5" x 5`7"
Furnace/Utility Room	Basement	8`9" x 8`2"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0023829

Zoning:
R1S

Remarks

Pub Rmks:

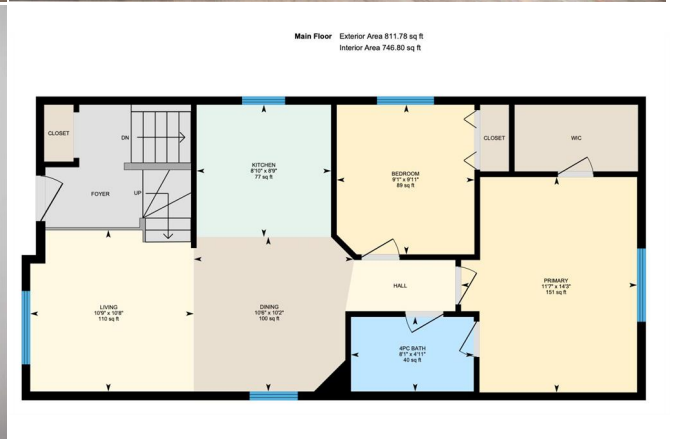
Welcome to 129 Diefenbaker Drive, a beautifully remodelled 5-bedroom, 2-bathroom home that redefines modern living and is offered at an unbeatable price! From the moment you step through the door, you'll be captivated by the exquisite details, including luxury vinyl plank flooring, sleek deep-toned railings, and elegant lighting fixtures that harmonize well throughout the space. This home's chic, cohesive colour palette creates an inviting and contemporary ambiance. Upstairs, vaulted ceilings and an abundance of natural light enhance the open-concept living, dining, and kitchen areas, making them feel expansive yet cozy. The kitchen is a showstopper, featuring sophisticated two-tone cabinetry, quartz countertops, a stylish backsplash, and updated stainless steel appliances, offering both functionality and flair. The living and dining spaces are thoughtfully designed for family living and entertaining alike, with updated light fixtures that add a modern finishing touch. The main level also houses 2 spacious bedrooms, including a serene primary bedroom. This retreat boasts a striking feature wall, a large walk-in closet, and access to the beautifully updated 4-piece bathroom. The fully finished basement continues the high-end theme, offering 3 more generously sized bedrooms and another luxe 4-piece bathroom with the same impeccable finishes. Outside, you have a fully fenced backyard that is perfect for gatherings, complete with ample space for relaxation and play. The double detached garage and additional off-street parking ensure convenience and plenty of room for vehicles. Located in a prime neighbourhood close to schools, parks, walking trails, and all essential amenities, this home combines style, comfort, and convenience, making it ideal for families or anyone seeking a turnkey property. Don't miss your opportunity to own this remarkable home. Check out the photos, floor plans and 3D tour and schedule your showing today.

Inclusions:
Property Listed By:

Refrigerator, Stove, Dishwasher, Washer, and Dryer.
ROYAL LEPAGE BENCHMARK

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







Basement (Below Grade) Exterior Area 667.33 sq ft
Interior Area 622.28 sq ft



