



THE
A-TEAM

**RE/MAX
FIRST**

208 DIEFENBAKER Drive, Fort McMurray T9K 2J9

MLS®#: **A2227822**

Area: **Timberlea**

Listing Date: **06/11/25**

List Price: **\$429,900**

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**
Lot Information
Lot Sz Ar: **3,565 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,341**
Low Sqft:
Ttl Sqft: **1,341**

DOM

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

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Dog Run Fenced In,Front Yard,Rectangular Lot**
Park Feat: **Alley Access,Double Garage Detached,Garage Door Opener,Garage Faces Rear,Heated Garage,Off Street**

Utilities and Features

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

Construction: **Concrete,Mixed,Vinyl Siding,Wood Frame**
Flooring: **Carpet,Laminate,Linoleum**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Microwave Hood Fan,Refrigerator,Stove(s),Washer,Window Coverings**
Int Feat: **Ceiling Fan(s),Closet Organizers,Kitchen Island,Pantry**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dinette	Main	8`10" x 13`10"
Living Room	Main	12`10" x 17`11"
Bedroom	Second	7`11" x 11`5"
Bedroom - Primary	Second	12`10" x 15`4"
3pc Ensuite bath	Second	4`11" x 9`6"
Bedroom	Basement	7`10" x 13`2"
3pc Bathroom	Basement	4`6" x 8`6"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	8`0" x 13`8"
2pc Bathroom	Main	5`0" x 8`4"
Bedroom	Second	8`7" x 11`5"
4pc Bathroom	Second	4`11" x 7`6"
Family Room	Basement	11`7" x 17`1"
Bedroom	Basement	7`5" x 11`10"

Title:
Fee Simple
Legal Desc:

Zoning:
R1S

0023829

Remarks

Pub Rmks:

Welcome to the lovely 208 Diefenbaker Drive, a two-storey home, offering 1,341 square feet of thoughtfully updated living space in a prime location within walking distance to St. Martha's and Christina Gordon elementary schools, grocery stores, and everyday amenities. Featuring a total of five bedrooms and three and a half bathrooms, this home is perfectly suited for a growing family. The main floor includes a spacious eat-in kitchen with freshly painted cabinets, updated hardware, and a generous dining nook. The 2-piece bathroom nearby has also been updated to match the kitchen and adds the convenience of main floor laundry. Upstairs, you'll find three bedrooms, each equipped with custom blackout blinds and ceiling fans, as well as an ensuite bathroom with a shower. The fully finished basement offers two additional bedrooms and a full bathroom. Outside, enjoy a fully fenced and landscaped backyard complete with new grading, privacy screening, a new fence, and weeping tile around the garage. A covered front porch offers a cozy spot for morning coffee, while the oversized 23'3 x 21'3 garage provides ample space to park a truck. Additional highlights include a professionally installed motorized stairway blind, new blinds throughout the home, an insulated dog door rated for temperatures as low as -50 degrees, and shingles replaced in 2018. Built in 2001, this move-in ready home blends comfort, practicality, and a location that's hard to beat.

Inclusions:
Property Listed By:

Fridge, stove, dishwasher, otr microwave, washer, dryer, AC unit, garage door opener and remote, all window blinds, ceiling fans, tv mounts
COLDWELL BANKER UNITED

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









