

\$424,900 - 361 Diefenbaker Drive, Fort McMurray

MLS® #A2162370

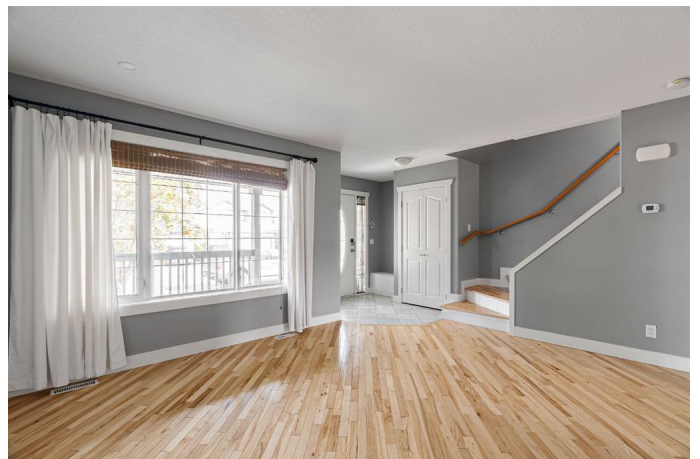
\$424,900

4 Bedroom, 4.00 Bathroom, 1,316 sqft

Residential on 0.08 Acres

Timberlea, Fort McMurray, Alberta

Welcome to 361 Diefenbaker Drive, a charming detached home offering over 1,300 sq. ft. of well-designed living space. This property greets you with a quaint front porch, setting the tone for a warm and inviting atmosphere that continues throughout. Upon entering, you'll discover the heart of the home in the spacious living room, featuring a natural gas fireplace with custom-built shelving and a large picture window that offers natural light. The main level boasts hardwood flooring, creating a seamless flow through to the U-shaped, updated kitchen. Equipped with stainless steel appliances and generous counter space. Adjacent to the kitchen is the dining area, ideal for intimate dinners. A convenient half bathroom + laundry for functional living. Upstairs, the home offers three well-sized bedrooms. The primary suite is a highlight, with two large closets and an updated four-piece bathroom. Another updated full bathroom, complete with ample counter space, serves the other two bedrooms on this level, ensuring plenty of room for family or guests. For those looking for extra income potential, the basement houses a legal one-bedroom suite. Tastefully renovated and features an updated kitchen, a large bedroom with its own renovated ensuite, and in-suite laundry. It's an ideal setup for tenants or extended family members, offering privacy and comfort. The fully fenced backyard, shaded by mature trees, provides a private outdoor space for relaxation. A single parking stall beside the



garage offers additional convenience. Saving the best for last, this property is equipped with a garage that dreams are made of! With 12-foot ceilings, ample storage, pot lights, and 220 wiring, itâ€™s perfect for any car enthusiast or DIYer looking for a fully functional workshop space. All of this sits on a 3,500 sq. ft. lot, providing just the right amount of space to enjoy outdoor living without overwhelming maintenance. Donâ€™t miss out on this perfectly renovated home that blends charm, modern updates, and unmatched garage space!

Built in 2001

Essential Information

MLS® #	A2162370
Price	\$424,900
Sold Price	\$405,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,316
Acres	0.08
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	361 Diefenbaker Drive
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K2K3

Amenities

Parking Spaces	3
Parking	Double Garage Detached, Parking Pad, Gravel Driveway, Heated Garage, Rear Drive, Tandem

Interior

Interior Features	Bookcases, Closet Organizers, Central Vacuum
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features	Private Yard
Lot Description	Front Yard, Back Lane, Back Yard, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding, Asphalt
Foundation	Poured Concrete

Additional Information

Date Listed	September 9th, 2024
Date Sold	November 29th, 2024
Days on Market	81
Zoning	R1S
HOA Fees	0.00

Listing Details

Listing Office	COLDWELL BANKER UNITED
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