

# \$529,000 - 337 Diefenbaker Drive, Fort McMurray

MLS® #A2174073

**\$529,000**

6 Bedroom, 3.00 Bathroom, 1,284 sqft  
Residential on 1.17 Acres

Timberlea, Fort McMurray, Alberta

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 be 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 Central Vac, Central A/C, and matured landscaping with a cherry blossom tree out front.



Built in 2002

## Essential Information

MLS® #	A2174073
Price	\$529,000
Bedrooms	6

Bathrooms	3.00
Full Baths	3
Square Footage	1,284
Acres	1.17
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	337 Diefenbaker Drive
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 2K1

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Closet Organizers
Appliances	Dishwasher, Microwave, Washer/Dryer, Central Air Conditioner, Built-In Refrigerator, Electric Stove, Garage Control(s), Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Basement, Living Room
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Other
Lot Description	Cul-De-Sac
Roof	Asphalt Shingle

Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	October 17th, 2024
Days on Market	187
Zoning	R1S

### **Listing Details**

Listing Office	People 1st Realty
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