

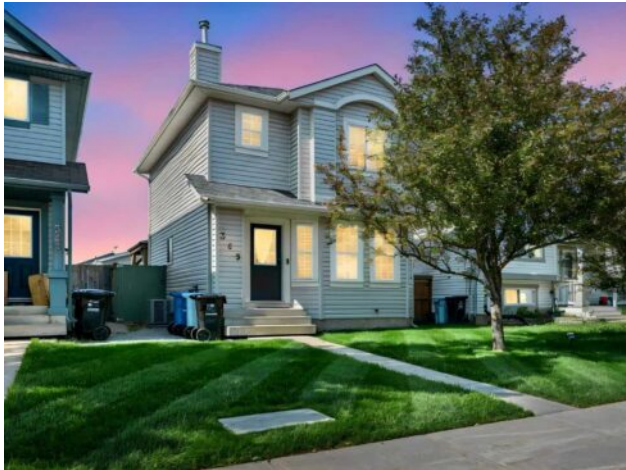


GRASSROOTS
REALTY GROUP

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**369 Diefenbaker Drive
Fort McMurray, Alberta**

MLS # A2330627



\$439,900

Division:	Timberlea		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,244 sq.ft.	Age:	2001 (25 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Garage Faces Rear		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Gazebo, Rectangular Lot, Street Lighting, Yard Lights		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1S
Foundation:	Poured Concrete	Utilities:	-
Features:	Pantry, Walk-In Closet(s)		

Inclusions: AC, Fridge, Stove, Dishwasher, Washer, Dryer, Microwave, windows covering, Shed and Gazebo

Welcome to 369 Diefenbaker Drive! A beautifully maintained 4-bedroom, 2.5-bathroom, 2-storey home in the heart of Timberlea, offering over 1,800 sq ft of total living space, a 22x19 HEATED DOUBLE GARAGE and MANY UPDATES. Peace of mind comes built in here — within the last five years, the furnace, hot water tank, central air conditioning, roof, garage door, and garage heater have all been replaced, and nearly all appliances are new. As you enter, you will be greeted into the main floor by a bright and comfortable living room with stunning hardwood flooring. At the back of the home are the dining room and functional kitchen with pantry, ideal for everyday family life. Main floor laundry adds a practical touch that busy households will truly appreciate, along with a convenient 2-piece powder room to complete the level. Upstairs, the large primary bedroom features a walk-in closet, accompanied by two additional well-sized bedrooms and a renovated 4-piece bathroom. The fully finished basement is a fantastic bonus space perfect for family hangout or entertainment, offering a large recreation room complete with an electric fireplace, roughed in and ready for a future wet bar. A fourth bedroom, a renovated full bathroom, and plenty of storage complete this level. Outside, enjoy a private yard with a large deck with gazebo, fire pit, shed and gated fence to bring in your toys, everything you need for relaxed summer living. The double detached garage provides generous space for vehicles, tools, and storage, with rear lane access rounding out the package. Just steps from parks, a pond, playgrounds, schools, and walking and bike paths. Don't miss this one — book your private showing today!