



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**337 Diefenbaker Drive
Fort McMurray, Alberta**

MLS # A2338414



\$498,000

Division:	Timberlea		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,431 sq.ft.	Age:	2002 (24 yrs old)
Beds:	6	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Dog Run Fenced In, Landscaped		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Laminate, Linoleum
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	See Remarks, Sump Pump(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R1S
Utilities:	-

Inclusions: N/A

Welcome to this spacious 6-bedroom, 3-bathroom bi-level home offering plenty of room for the whole family. The main level features a bright living room with a cozy gas fireplace and a spacious kitchen with ample cabinetry and counter space. The lower level offers a large recreation room, providing the perfect space for movie nights, entertaining, or a play area. Outside, enjoy a fully fenced backyard, large driveway, and the convenience of a double attached heated garage. Ideally located close to walking trails, schools, and a variety of amenities, this home combines space, comfort, and a convenient location. This property is being sold "as is/where is". Schedule your private showing today!