

\$429,900 - 208 Diefenbaker Drive, Fort McMurray

MLS® #A2227822

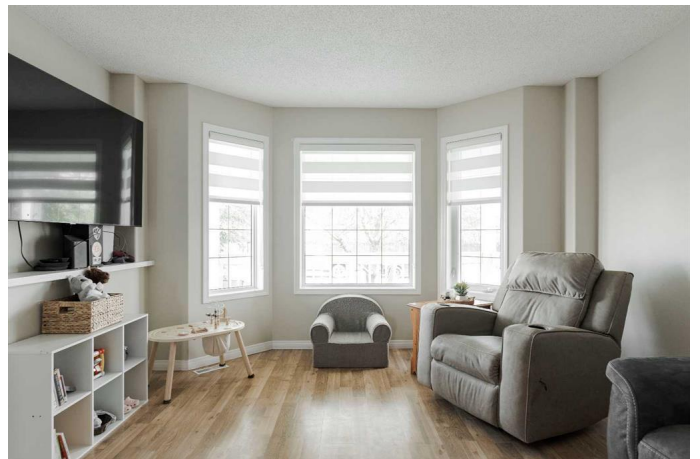
\$429,900

5 Bedroom, 4.00 Bathroom, 1,341 sqft

Residential on 0.08 Acres

Timberlea, Fort McMurray, Alberta

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' x 21' 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.

Built in 2001

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2227822 |
| Price | \$429,900 |
| Bedrooms | 5 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,341 |
| Acres | 0.08 |
| Year Built | 2001 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-----------------------|
| Address | 208 Diefenbaker Drive |
| Subdivision | Timberlea |
| City | Fort McMurray |
| County | Wood Buffalo |
| Province | Alberta |
| Postal Code | T9K 2J9 |

Amenities

| | |
|----------------|--|
| Parking Spaces | 2 |
| Parking | Alley Access, Double Garage Detached, Garage Door Opener, Off Street, Garage Faces Rear, Heated Garage |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | Ceiling Fan(s), Closet Organizers, Kitchen Island, Pantry |
| Appliances | Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating | Forced Air, Natural Gas |

| | |
|--------------|----------------|
| Cooling | Central Air |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|--|
| Exterior Features | Other |
| Lot Description | Back Lane, Back Yard, Front Yard, Rectangular Lot, Dog Run Fenced In |
| Roof | Asphalt Shingle |
| Construction | Concrete, Mixed, Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 11th, 2025 |
| Days on Market | 57 |
| Zoning | R1S |

Listing Details

| | |
|----------------|------------------------|
| Listing Office | COLDWELL BANKER UNITED |
|----------------|------------------------|

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