

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

MLS® #A2227822

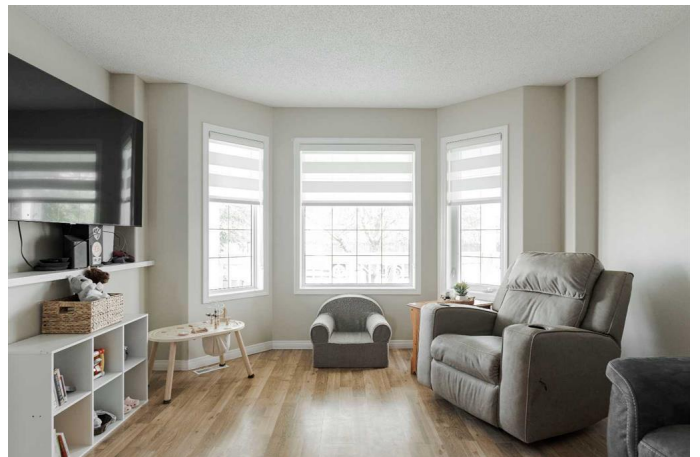
**\$429,900**

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, Garage Faces Rear, Heated Garage, Off Street
# 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, Dog Run Fenced In, Front Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Mixed, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 11th, 2025
Days on Market	9
Zoning	R1S

## Listing Details

Listing Office	COLDWELL BANKER UNITED
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