



**GRASSROOTS**  
REALTY GROUP

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**208 Diefenbaker Drive  
Fort McMurray, Alberta**

**MLS # A2227822**



**\$429,900**

<b>Division:</b>	Timberlea		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,341 sq.ft.	<b>Age:</b>	2001 (24 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Dog Run Fenced In, Front Yard, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	Carpet, Laminate, Linoleum
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Finished, Full
<b>Exterior:</b>	Concrete, Mixed, Vinyl Siding, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Ceiling Fan(s), Closet Organizers, Kitchen Island, Pantry

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R1S
<b>Utilities:</b>	-

**Inclusions:** Fridge, stove, dishwasher, otr microwave, washer, dryer, AC unit, garage door opener and remote, all window blinds, ceiling fans, tv mounts

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' x 3' 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.