

**433 Diefenbaker Drive  
Fort McMurray, Alberta**

**MLS # A2295305**



## \$425,000

<b>Division:</b>	Timberlea		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	925 sq.ft.	<b>Age:</b>	2001 (25 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Driveway, Garage Door Opener, Garage Faces Rear, Heated Garage, On Str		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Cleared, Few Trees, Front Yard, Interior Lot, Lawn, Le		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1S
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Storage, Sump Pump(s), Track Lighting, Vaulted Ceiling(s), Vinyl Windows, Wood Counters		
<b>Inclusions:</b>	n/a		

Welcome to 433 Diefenbaker; Step inside this beautifully updated bi-level in Timberlea home that is bright, well cared for, and laid out in a way that just makes sense. With updates throughout and a layout that maximizes every inch, this is a home you can move into and start enjoying right away. The main floor is open and filled with natural light thanks to large windows, creating an inviting space that feels even bigger than it is. High ceilings run throughout, adding to the sense of openness. The kitchen has been updated with painted cabinetry, quartz countertops, and a large butcher block island that anchors the space and overlooks the living room. The adjoining dining area features built-in banquette seating in the corner, making it both practical and perfect for everyday living or keeping an eye on little ones. Upstairs is complete with two comfortable bedrooms and a refreshed full bathroom. The main level features newer vinyl plank flooring that flows seamlessly throughout for an elevated look and has been freshly painted in a neutral colour, offering the perfect blank canvas to make it your own. Downstairs expands your living space with brand new carpet, a generous family room, a large third bedroom with extra storage under the stairs, a full 3-piece bathroom with bead board accents, and a well-organized laundry area with stackable machines. Outside, the fully fenced backyard is ready to enjoy with a large deck overlooking the yard. The single garage is equipped with a gas heater, and there is an additional rear parking spot beside the garage. Notable updates include shingles (2024) and a hot water tank (2026), giving peace of mind for years ahead. Located close to schools, transit, and all the everyday amenities Timberlea is known for, this is an easy place to call home. Schedule your private tour today!